



201610140109

Skagit County Auditor \$75.00
10/14/2016 Page 1 of 3 1:41PM

When recorded return to:
Lyman Business Park, LLC
PO Box 678
Sedro Woolley, WA 98284

Recorded at the request of:
Guardian Northwest Title
File Number: 112633

Statutory Warranty Deed

112633

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Ed Hawkings and Paula Christine Hawkings, d.b.a. Ed Hawkings Contract Logging, a Sole Ownership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Lyman Business Park, LLC the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 17, Township 35 North, Range 6 East, NW NE (aka Ptn. Lot 2, Lyman SP. 1-86)

Tax Parcel Number(s): P99919, 350617-1-002-0208

Lot 2 of Lyman Short Plat No. 1-86, recorded in Volume 7 of Short Plats at Page 163, lying in the Northwest ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 6 East, W.M., EXCEPT that portion within the following described tract:

Those portions of Lots 2 and 3 of Lyman Short Plat No. 1-86, recorded in Volume 7 of Short Plats at Page 163, lying in the Northwest ¼ of the Northeast ¼ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Northeast corner of said Lot 2; thence South 81 degrees 41' 58" West along the North line thereof, a distance of 279.45 feet; thence South 08 degrees 18' 02" East, a distance of 130.00 feet to the South line of said Lot 2; thence South 88 degrees 24' 52" East, a distance of 252.98 feet to the East line of said Lot 3; thence North 01 degrees 35' 08" East along the East line of Lots 2 and 3, a distance of 176.05 feet to the point of beginning of this description.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 10/14/2016 10/13/16 CAP

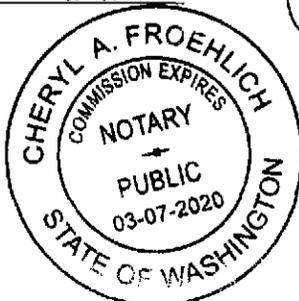
[Signature]
Ed Hawkings

[Signature]
Paula Christine Hawkings

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ed Hawkings and Paula Christine Hawkings, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 10-13-16



[Signature]
Printed Name: Katie Hickok Cheryl A Froehlich
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 1/07/2019 03/07/20

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164708
OCT 14 2016

LPB 10-05(i-l)
Page 1 of 1

Amount Paid \$ 1874.00
Skagit Co. Treasurer
By HB Deputy

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: The Town of Lyman
Recorded: July 20, 1944
Auditor's No. 373127
Purpose: Waterline easement
Area Affected: The exact location is not disclosed on the record

B. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat Lyman 1-86
Recorded: January 23, 1987
Auditor's No.: 8701230021

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Loren L. Lamb, a single man
Recorded: August 22, 1995
Auditor's No. 9508220104
Purpose: Easement for utility purposes over, under and across
Area Affected: Southerly 5 feet of Revised Tract 4 of Lyman Short Plat No. 1-86, and the Northerly 5 feet of Revised Tract 3 of Lyman Short Plat No. 1-86.

D. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 9508100093.

E. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded under Auditor's File No. 9508100095.

F. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Short Plat Lyman 02-2001
Recorded: December 27, 2001
Auditor's No.: 200112270045

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Boundary Line Adjustment for Whidbey Island Bank
Recorded: May 23, 2013
Auditor's No.: 201305230154

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Lil' Buckaroo Investments, LLC
Recorded: August 9, 2016
Auditor's No.: 201608090038