



201611040105

When recorded return to:  
**Waheguru Holdings LLC**  
**2307 E. Meadow Boulevard**  
**Mount Vernon, WA 98273**

Skagit County Auditor

\$75.00

11/4/2016 Page

1 of

3 3:38PM

Recorded at the request of:

File Number: A112242

**Statutory Warranty Deed**

A112242

GUARDIAN NORTHWEST TITLE CO.

**THE GRANTOR** Skagit Farmers Supply, a Washington Non-Profit Corporation for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**, and as part of an IRS 1031 Tax Deferred Exchange, in hand paid, conveys and warrants to **GRANTEE Waheguru Holdings LLC**, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 18, Township 34 North, Range 4 East; Ptn. SE

For Full Legal See Attached Exhibit "A"

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 "B" attached hereto

Tax Parcel Number(s): **P26134, 340418-0-057-0008, P26114, 340418-0-044-0103, P26161, 340418-0-078-0003, P26132, 340418-0-053-0002**

Dated 10/27/2016

Skagit Farmers Supply

Thomas E. Boland  
 By: Thomas Boland, President

SKAGIT COUNTY WASHINGTON  
 REAL ESTATE EXCISE TAX

2016 5046  
 NOV 04 2016

Amount Paid \$10,685.00

Skagit Co. Treasurer

By Heidi M. Deputy

STATE OF Washington }  
 COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas Boland is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the President of Skagit Farmers Supply, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 11/2/16

Tricia Cisneros

Notary Public in and for the State of WashingtonResiding at BurlingtonMy appointment expires: 6-9-18

## EXHIBIT A

### PARCEL "A":

That portion of Government Lot 8, Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the Pacific Northwest Traction Company's Railway right-of-way a distance of 597.46 feet West and a distance of 16.50 feet North of the section corner common to Sections 17, 18, 19 and 20, Township 34 North, Range 4 East, W.M.; thence North 36°58' East along the West line of the Pacific Northwest Traction Company's right-of-way a distance of 300.00 feet; thence South 53°02' East a distance of 49.00 feet to a point 8.00 feet from the center line of the Pacific Northwest Traction Company Railroad as constructed; thence South 36°58' West parallel with the above railroad center line as constructed a distance of 263.12 feet; thence West a distance of 61.33 feet to the point of beginning;

EXCEPT any portion thereof lying within the existing as-built road right-of-way commonly known as Fir Street.

### PARCEL "B":

That portion of Government Lot 8, Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of the Pacific Northwest Traction Company's Railway right-of-way a distance of 597.46 feet West and a distance of 16.50 feet North of the section corner common to Sections 17, 18, 19 and 20, Township 34 North, Range 4 East, W.M.; thence North 36°58' East along the West line of the said Pacific Northwest Traction Company's right-of-way a distance of 300.00 feet; thence North 53°02' West a distance of 125.00 feet; thence South 36°58' West a distance of 264.50 feet; thence South 18°41' East a distance of 109.27 feet; thence East a distance of 43.65 feet to the point of beginning;

EXCEPT any portion thereof lying within the existing as-built road right-of-way commonly known as Fir Street.

### PARCEL "C":

That portion of Section 18, Township 34 North, Range 4 East, W.M., described as follows:

Commencing at a point on the West line of that certain strip of land conveyed to the Bellingham and Skagit Railway Company, a corporation, by Deed dated September 9, 1911, and recorded September 20, 1911, in Volume 87 of Deeds, page 217, under Auditor's File No. 86634, records of Skagit County, Washington, which point is a distance of 597.46 feet West and a distance of 16.50 feet North of the Southeast corner of said Section; thence East a distance of 61.33 feet to the true point of beginning; thence North 36°58' East, parallel with said strip of land, a distance of 263.12 feet; thence South 53°02' East a distance of 51.00 feet to point on the Northwestern right-of-way line of the Great Northern Railroad; thence South 36°58' West along said right-of-way a distance of 224.74 feet to a point on a line a distance of 16.50 feet North of the South line of said Section 18; thence West, parallel with and a distance of 16.50 feet North, measured at right angles from said South line of Section 18 a distance of 63.83 feet to the point of beginning;

EXCEPT any portion thereof lying within the existing as-built road right-of-way commonly known as Fir Street.

### PARCEL "D":

Tract A, City of Mount Vernon Short Plat No. MV-3-89, approved October 2, 1989, and recorded October 3, 1989, in Volume 8 of Short Plats, pages 166 and 167, under Auditor's File No. 8910030020, records of Skagit County, Washington; being a portion of Government Lot 8 of Section 18, Township 34 North, Range 4 East, W.M..

## EXHIBIT B

### EXCEPTIONS:

#### A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.  
Recorded: August 28, 1924  
Auditor's No. 176764  
Purpose: Transmission lines and poles, etc., as set forth therein  
Area Affected: Parcels "A" and "C"

#### B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon  
Recorded: May 2, 1958  
Auditor's No. 564827  
Purpose: Storm sewer as set forth therein  
Area Affected: A 30 foot wide strip of land

#### C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon  
Recorded: February 27, 1959  
Auditor's No. 577074  
Purpose: Sewer and related matters as set forth therein  
Area Affected: A 40 foot wide strip of land

Said document also adjusted property boundaries.

#### D. 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 No. MV-3-89  
Recorded: October 3, 1989  
Auditor's No.: 8910030020

#### E. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED INSTRUMENT:

In Favor Of: Mount Vernon Terminal Railway, Inc.  
Recorded: April 6, 1971  
Auditor's No.: 750687  
For: Railway purposes and covenants as set forth therein  
Affects: Parcels "A" and "C"

#### F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon  
Recorded: June 4, 1997  
Auditor's No. 9706040071  
Purpose: Sidewalk and pedestrian facilities as set forth therein  
Area Affected: Subject properties