

When recorded return to:

SKAGIT UN, LTD, a Washington corporation
P.O. BOX 5503
BELLINGHAM, WA 98227



201611170051

Skagit County Auditor
11/17/2016 Page

1 of

\$76.00

4 11:40AM

Filed for Record at Request of
WHATCOM LAND TITLE CO., INC.
Escrow Number: W-134496

Statutory Warranty Deed

Grantor: NATURAL PRODUCTS PARTNERS, a general partnership
Grantee: SKAGIT UN, LTD, a Washington corporation

THE GRANTOR NATURAL PRODUCTS PARTNERS, a general partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SKAGIT UN, LTD, a Washington corporation the following described real estate, situated in the County of ~~WHATCOM~~, State of Washington
SKAGIT

Abbreviated Legal: Lot 2, Short Plat 92-019: Ptn SW 1/4 Of SE 1/4, 18-35-5 E W.M.

For Full Legal See Attached Exhibit "A"
See Attached Exhibit "A" for Exceptions

Tax Parcel Number(s): 350518-4-024-0008 - PID P39408

Dated October 18, 2016

Land Title and Escrow

#155789-

NATURAL PRODUCTS PARTNERS, a general partnership

By: Sebastian Robert Tedrow
General Partner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165213

NOV 17 2016

Amount Paid \$12,732.00
By MB Skagit Co. Treasurer Deputy

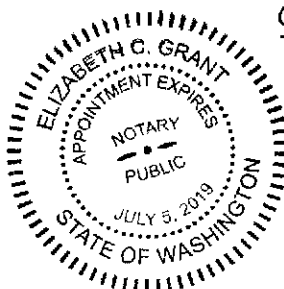
STATE OF WASHINGTON
COUNTY OF WHATCOM } SS:

I certify that I know or have satisfactory evidence that SEBASTIAN ROBERT TEDROW

(is) are the person who appeared before me, and said person(s) acknowledged that he signed this instrument, on oath stated he

(is) are authorized to execute the instrument and acknowledge that as the Managing General Partner of NATURAL PRODUCTS PARTNERS, a general partnership to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: October 20, 2016



DEANNA L. HANDLEY Elizabeth C. Grant
Notary Public in and for the State of WASHINGTON
Residing at Bellingham
My appointment expires: 10/18/2017 7/5/2019

EXHIBIT A

LOT 2 OF SKAGIT COUNTY SHORT PLAT NO. 92-019, APPROVED AUGUST 25, 1995, RECORDED AUGUST 30, 1995, IN VOLUME 12 OF SHORT PLATS, PAGE 25, UNDER AUDITOR'S FILE NO. 9508300056, BEING A PORTION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF SEDRO-WOOLLEY, COUNTY OF SKAGIT, STATE OF WASHINGTON.

SUBJECT TO:

1. Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.
2. Reservation contained in deed through which title is claimed from the Wolverine Company, dated January 24, 1906, recorded June 9, 1908, in Volume 68 of Deeds, page 278, as follows:
"Excepting, however, from the operation of this deed and reserving unto the said property of the first part, its successors and assigns all mineral and mineral oils in or under any of said lands, whether said mineral or mineral oils are now known, or hereafter be discovered; without however, any right of the party of the first part, its successors or assigns, in, to, or upon the surface of any of said lands."
3. An easement granted to Puget Sound Power & Light Company for electric transmission and distribution line granted by George W. Andricks, whose wife is Susan V. Andricks, by instrument recorded August 31, 1945, under Auditor's File No. 382927, reference to which record is made for further particulars.
4. A perpetual easement granted to the United States of America dated May 22, 1946, filed January 27, 1947, under Auditor's File No. 400408, with the right to enter and erect, operate, maintain, repair, rebuild, and patrol one or more electric power transmission lines and appurtenant signal lines, poles, towers, wires, cables, and appliances necessary in connection therewith, in, upon, over, under, and across a certain 125 foot strip on said property, together with the right to clear said parcel of land and keep the same clear of all brush, timber, structures, and fire hazards, provided, however, the words "fire hazards" shall not be interpreted to include growing crops; and also the present right to top, limb, fall and remove all growing trees, dead trees or snags located on said property which could fall upon or against said transmission and signal line facilities, reference to said record is made for further particulars.
5. Easement as condemned in Cause No. 256, United States District Court, Western District of Washington, Northern Division, holding terms at Bellingham, for transmission line, 137.5 feet in width.
6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
Grantee: Puget Sound Power & Light Company, a Washington corporation
Purpose: One or more electric transmission and/or distribution systems
Area Affected: Lots 1 and 2
Dated: Not disclosed
Recorded: July 11, 1990
Auditor's No.: 9007110076
7. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF
Between: James A. Duffy and Richard Duffy and Marje Duffy, husband and wife

And: The City of Sedro-Woolley, a municipal corporation
Dated: May 11, 1992
Recorded: May 12, 1992
Auditor's No.: 9205120042
Regarding: Agreement regarding annexation of real estate to the City of Sedro-Woolley and Interim Sewer Service

8. Notes shown on Short Plat, as follows:

- 1.) Short Plat Number and date of approval shall be included in all deeds and contracts:
- 2.) All maintenance and construction of private roads shall be the responsibility of the lot owners;
- 3.) Zoning - Commercial Limited Industrial (C L-1);
- 4.) Water - Skagit County Public Utility District #1;
- 5.) Sewer - City of Sedro-Woolley Public Sewer System;
- 6.) Adequate water for commercial fire flow is not provided at the time of filing the plat. Fire flow as determined by the Skagit County Fire Marshall will be required for commercial construction:
- 7.) No building permit shall be issued for any residential and/or commercial structures which are not at the time of application determined to be within an official designated boundary of a Skagit County Fire District;
- 8.) Change in location of access may necessitate a change of address, contact Skagit County Public Works;
- 9.) All present and future owners of the subject property are responsible for maintenance of the existing private storm sewer line running along Fruitdale Road to the Skagit River in accordance with the existing agreement.

9. EASEMENTS SHOWN ON SHORT PLAT AND THE TERMS AND CONDITIONS THEREOF:

For: Utilities and stormwater system
Affects: As shown on Short Plat

10. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: The City of Sedro-Woolley, a Municipal Corporation
Purpose: Roadway and bus turn out easement
Area Affected: Portion of Lot 2 of Skagit County Short Plat No. 92-019
Dated: January 8, 2009
Recorded: January 13, 2009
Auditor's No.: 200901130032

This property may be designated or may be within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

SKAGIT UN, LTD.
BY: ROD JOHNSTON, PRESIDENT

END OF EXHIBIT "A"