

When recorded return to:

200 North Township, L.L.C.  
21606 Alderbrook Lane  
Sedro-Woolley, WA 98284



201612160162

Skagit County Auditor

12/16/2016 Page

1 of

3 2:12PM

\$75.00

### ***SPECIAL WARRANTY FULFILLMENT DEED***

**GRANTOR:** Gayle Diane Holmes, a married woman as to her separate estate, successor in interest to the Gerald Lee Kahn Trust, dated April 26, 2012.

**GRANTEE:** 200 North Township, L.L.C., a Washington limited liability company.

**LEGAL DESCRIPTION (abbreviated):**

Ptn NE 1/4 of NE 1/4, 11-34-3 E W.M.

**Full legal description set forth on page 2.**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**ASSESSOR'S PROPERTY TAX**

**PARCEL OR ACCOUNT NO:**

P21391 / 340311-0-012-0000

P21390 / 340311-0-011-0001

**REFERENCE NOS OF DOCUMENTS**

**ASSIGNED OR RELEASED:**

201511200143; 201601050039

DEC 16 2016

201511200143

Amount Paid \$

Skagit Co. Treasurer

By Deputy

excise pd #20154752

\$4,606.30

11-20-15

**CONSIDERATION:**

The Grantor, Gayle Diane Holmes, a married woman and to her separate estate, successor in interest to the Gerald Lee Kahn Trust, dated April 26, 2012, for and in consideration of fulfillment of Real Estate Contract, in hand paid, bargains, sells and conveys to 200 North Township, L.L.C., a Washington limited liability company, the following described property.

**Parcel A**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of that certain tract conveyed to Adolph Kahn and Hazel E. Kahn, his wife, by deed dated February 2, 1933, filed February 8, 1933, as File No. 254691 and recorded in Volume 162 of Deeds at page 194, said point being on the

Kahn to 200 North Township L.L.C.

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Bargain & Sale Fulfillment Deed

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Easterly line of the County road 660 feet South and 226 feet, more or less, West of the Northeast corner of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
Thence North  $29^{\circ}32'$  West along the Easterly line of said County road 231 feet to THE TRUE POINT OF BEGINNING;  
Thence Northeasterly at right angles to said County road 120 feet;  
Thence Northwesterly parallel with said road 234 feet;  
Thence Southwesterly 120 feet to a point on the Easterly line of said road which is 234 feet Northwesterly (as measured along said road) of the TRUE POINT OF BEGINNING;  
Thence Southeasterly along the Easterly line of said road, 234 feet to THE TRUE POINT OF BEGINNING except the Northwesterly 112 feet thereof;

EXCEPT County road;

Parcel B

The North 112 feet of the following described tract:

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of that certain tract conveyed to Adolph Kahn and Hazel E. Kahn, his wife, by deed dated February 2, 1933, filed February 8, 1933, as File No. 254691, and recorded in Volume 162 of Deeds at page 194, said point being on the Easterly line of the County road 660 feet South and 226 feet, more or less, West of the Northeast corner of said Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
Thence North  $29^{\circ}32'$  West along the Easterly line of said County road 231 feet to THE TRUE POINT OF BEGINNING;  
Thence Northeasterly at right angles to said County road 120 feet;  
Thence Northwesterly parallel with said road 234 feet;  
Thence Southwesterly 120 feet to a point on the Easterly line of said road which is 234 feet Northwesterly (as measured along said road) of the TRUE POINT OF BEGINNING;  
Thence Southeasterly along the Easterly line of said road 234 feet to THE TRUE POINT OF BEGINNING;

EXCEPT County road;

ALL SUBJECT TO covenants, restrictions and easements of record; and

SUBJECT TO Notice of Airport Noise and Overflight Effects, as recorded under Auditor's File No. 200903050091, records of Skagit County.

Situate in the County of Skagit, State of Washington.

This Fulfillment Deed is given in satisfaction of that certain Real Estate Contract between the parties hereto, dated November 18, 2015, recorded November 20, 2015, under Skagit County Auditor's File No. 201511200143, and conditioned for the conveyance of the above described property and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other

charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax of \$4,606.30 was paid on this sale on November 20, 2015, under Receipt No. 20154752.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of the deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through or under said Grantor, and not otherwise, Grantor will forever warrant and defend the same described real estate.

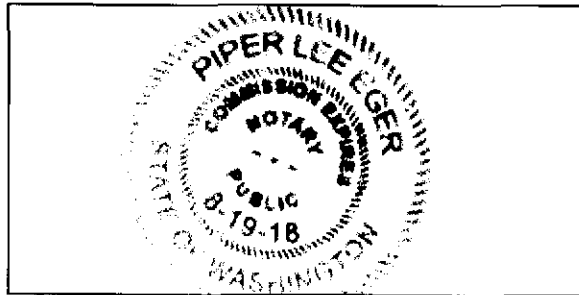
DATED: December 21, 2015.

Gayle D. Holmes  
Gayle Diane Holmes

State of Washington     )  
                                      )ss  
County of Skagit         )

I certify that I know or have satisfactory evidence that Gayle Diane Holmes is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes in the instrument.

DATED: December 21, 2015.



PLACE NOTARY SEAL IN THIS BOX

Piper Lee Eger  
Piper Lee Eger, Notary Public  
My appointment expires: 8/19/18