



201612270202

Skagit County Auditor

\$80.00

12/27/2016 Page

1 of

8 2:12PM

AFTER RECORDING, RETURN TO:

Wallace Skidmore  
Aiken, St. Louis & Siljeg, PS  
801 Second Avenue, #1200  
Seattle, WA 98104

CHICAGO TITLE  
620025128

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20165817  
DEC 27 2016

Amount Paid \$277,507.00  
Skagit Co. Treasurer

By *MA* Deputy

Grantor: Tapley Investments, LLC and Donald A. Tapley

Grantee: Lane Properties, LLC

Tax Parcel #: P24084 / 340407-1-022-0209, P23917 / 340407-0-016-0001, P24086 / 340407-1-022-0407  
and P24082 / 340407-1-022-0001

Abbrev Legal: Lot(s): 3 and 4 SHORT PLAT NO. 19-77, TRACT 4A AND 6, SHORT PLAT NO. 20-77, TRACT 4B SURVERY AF856448 AND PTN GOV. LOT 9, 07-34-04 Tax/Map ID(s)

### STATUTORY WARRANTY DEED

For Ten Dollars and Other Good and Valuable Consideration and as part of an I. R. C. Section 1031 Tax-Deferred Exchange, Tapley Investments, LLC, a Washington limited liability company, and Donald A. Tapley, as his separate estate as to Parcel A and A.1; Tapley Investments, LLC, a Washington limited liability company as to Parcels B, C, C.1, D and D.1, Grantors, convey and warrant to Lane Properties, LLC, a Washington limited liability company, Grantee, the real property described on Exhibit A, free of encumbrances except as specifically set forth on Exhibit B.

DATED this 27<sup>th</sup> day of December 2016.

TAPLEY INVESTMENTS, LLC

*Donald O. Tapley*  
Donald O. Tapley, Manager

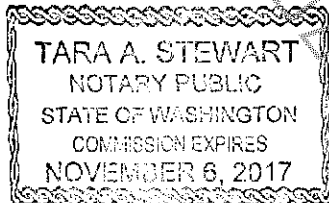
*Donald A. Tapley*  
Donald A. Tapley, Manager

*Donald A. Tapley*  
Donald A. Tapley, as his separate estate

STATE OF WASHINGTON  
COUNTY OF SKAGIT

On this 23rd day of December 2016 before me personally appeared Donald O. Tapley, to me known to be the Manager of Tapley Investments, LLC who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



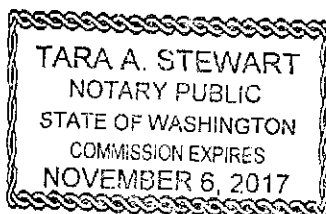
Tara A. Stewart  
NOTARY PUBLIC Notary Public in and  
for the state of Washington, my  
appointment expires: 11-6-17

Tara A. Stewart  
(Print Notary Name) Tara A. Stewart

STATE OF WASHINGTON  
COUNTY OF SKAGIT

On this 23rd day of December 2016 before me personally appeared Donald A. Tapley, to me known to be the Manager of Tapley Investments, LLC, and individually as to his separate estate, who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



Tara A. Stewart  
NOTARY PUBLIC Notary Public in and  
for the state of Washington, my  
appointment expires: 11-6-17

Tara A. Stewart  
(Print Notary Name)

## EXHIBIT A

### LEGAL DESCRIPTION

For APN/Parcel ID(s): **P24084 / 340407-1-022-0209, P23917 / 340407-0-016-0001, P24086 / 340407-1-022-0407 and P24082 / 340407-1-022-0001**

#### PARCEL A:

Tract 4, SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington.

ALSO Tract 4-A, SHORT PLAT NO. 20-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 61 under Auditor's File No. 856678, records of Skagit County, Washington.

AND ALSO Tract 4-B of Survey recorded May 13, 1977 in Volume 2 of Surveys, page 29 under Auditor's File No. 856448, records of Skagit County, Washington.

EXCEPT from all of the above that portion thereof lying within the boundaries of that certain private road and utility easement as delineated on the face of said Short Plat No. 19-77, Short Plat No. 20-77 and Survey recorded under Auditor's File No. 856448 commonly known as Auto Blvd.

Situated in Skagit County, Washington.

#### PARCEL A.1:

A non-exclusive easement for ingress, egress and utilities over, under and across private road and utility easement commonly known as Auto Blvd as delineated on the face of SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington, SHORT PLAT NO. 20-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 61 under Auditor's File No. 856678, records of Skagit County, Washington and Survey recorded May 13, 1977 in Volume 2 of Surveys, page 29 under Auditor's File No. 856448, records of Skagit County, Washington.

Situated in Skagit County,

Washington. PARCEL B:

That portion of the East Half of the West Half of Government Lot 9, Section 7, Township 34 North, Range 4 East, W.M., lying North of the County road along the North side of the dike. EXCEPT roads and dike rights of way, AND EXCEPT those portions thereof conveyed to the State of Washington for highway purposes by deeds recorded June 29, 1954, under Auditor's File Nos. 503354 and 503355, records of Skagit County, AND ALSO EXCEPT those portions of condemned and taken by the State of Washington in Skagit County Superior Court Cause No. 24797, AND ALSO

UNRECORDED  
EXCEPT the following described tract:

That portion of the East Half of the West Half of Government Lot 9, Section 7, Township 34 North, Range 4 East, W.M., lying Northerly of the following described line:

Beginning at the East Quarter corner of said Section 7;

Thence North 89 degrees 04'42" West, along the East-West centerline of said Section 7, 2,128.72 feet; Thence South 0 degrees 55'18" West 827.21 feet to a point to be hereinafter referred to as Point "X"; Thence North 89 degrees 04'42" West, parallel with said East-West centerline 137.65 feet to an intersection with the West line of said East Half of the West Half of Government Lot 9, said intersection being the true point of beginning of said line; Thence South 89 degrees 04'42" East 137.65 feet to said Point "X"; Thence South 78 degrees 36'53" East 187 feet to an intersection with the Westerly line of the State Highway right of way and the terminus of said line.

Situated in Skagit County, Washington.

PARCEL C:

Tract 6, SHORT PLAT NO. 20-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 61 under Auditor's File No. 856678, records of Skagit County, Washington.

EXCEPT that portion along the Northerly and Northwesterly lines thereof, delineated as "Private Road and Utilities Easement" on the face of said short plat.

Situated in Skagit County, Washington.

PARCEL C.1

A non-exclusive easement for ingress, egress and utilities over, under and across private road and utility easement commonly known as Auto Blvd as delineated on the face of SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington.

Situated in Skagit County,

Washington. PARCEL D:

Tract 3, SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington.

EXCEPT that portion along the Northerly and Northwesterly lines thereof, delineated as "Private Road and Utilities Easement" on the face of said short plat.

Situated in Skagit County, Washington.

PARCEL D.1:

A non-exclusive easement for ingress, egress and utilities over, under and across private road and utility easement commonly known as Auto Blvd as delineated on the face of SHORT PLAT NO. 19-77, approved May 12, 1977 and recorded May 18, 1977

in Volume 2 of Short Plats, page 60 under Auditor's File No. 856677, records of Skagit County, Washington and SHORT PLAT NO. 20-77, approved May 12, 1977 and recorded May 18, 1977 in Volume 2 of Short Plats, page 61 under Auditor's File No. 856678, records of Skagit County, Washington.

Situated in Skagit County, Washington

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: June 6, 2006  
Recording No.: 769206  
Affects: Portion of Parcels A and D

2. Condemnation of access to State Highway Number and of light, view and air by Decree in favor of the State of Washington:

Superior Case  
Cause Number:  
33544 County: Skagit  
Date Entered: January 30, 1974  
Affects: Parcels A and D

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. 19-77:

Recording No: 856677

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SHORT PLAT NO. 20-77:

Recording No: 856678

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SURVEY:

Recording No: 856448

6. Condemnation of access to State Highway Number 1 and of light, view and air by Decree in favor of the State of Washington:

Superior Case Cause  
Number: 24797  
County: Skagit

7. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Dated: April 13, 1954  
Auditor's No.: 503354, records of Skagit County, WA  
To: State of Washington

8. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress, and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed

Recorded: March 20, 1975  
Auditor's No.: 814890, records of Skagit County, WA  
To: State of Washington

9. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 1, 1979  
Recording No.: 7905010008  
Affects: Parcel C, the exact location and extent of said easement is undisclosed of record NOTE: Said easement was an amendment and supersedes easement recorded September 8, 1978, under Auditor's File No. 887017, records of Skagit County, Washington.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: May 1, 1979  
Recording No.: 7905010010 Affects: Portion of Parcel D

11. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 19, 1989  
Recording No.: 8904190051

12. Assessments, if any, levied by I-5 Auto World Road Maintenance Association.
13. Assessments, if any, levied by City of Burlington.
14. City, county or local improvement district assessments, if any.
15. General and Special charges, taxes and assessments to be pro-rated at closing of Sale.