

AFTER RECORDING MAIL TO:

Tyee Double View, LLC
3001 Hewitt Avenue
Everett, WA 98201

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017172
JAN 17 2017

Amount Paid \$ 2497.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy



201701170199

Skagit County Auditor

\$74.00

1/17/2017 Page

1 of

2 1:37PM

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

113248

File No: 4221-2797445 (TRS)

Date: January 12, 2017

Grantor(s): 23326 SR 534 LLC

Grantee(s): Tyee Double View, LLC

Abbreviated Legal: Section 25, Township 33 North, Range 4 East, Ptns. NE SW

Additional Legal on page:

Assessor's Tax Parcel No(s): P17279/330425-0-044-0006 and P17278/330425-0-043-0007

THE GRANTOR(S) 23326 SR 534 LLC, a Washington limited liability company for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Tyee Double View, LLC, a Washington State Limited Liability Company**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

That portion of the Northeast ¼ of the Southwest ¼ of Section 25, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point 330 feet East and 62 ½ feet South of the Northwest corner of said subdivision; thence South to a point on the South line of the old English Lumber Company railroad right-of-way that is 423.5 feet South of the North line of said subdivision; thence Southeasterly along said railroad right of way to intersect with a line that is 630 feet South of the North line of said subdivision; thence East along said line to the Westerly line of the Conway-McMurray Road (now State Highway 1-H); thence

Northwesterly along the Westerly line of said road to the point of beginning. EXCEPT road and railroad and rights-of-way therefor.

ALSO that portion of the Northeast ¼ of the Southwest ¼ of Section 25, Township 33 North, Range 4 East, W.M., described as follows:

APN: P17279/330425-0-044-0006

Statutory Warranty Deed
- continued

File No.: 4221-2797445 (TRS)

Beginning at a point 330 feet East and 62 ½ feet South of the Northwest corner of said subdivision; thence South 40° West 208.8 feet to the Northerly line of the old English Lumber Company railroad right-of-way; thence Southeasterly along said railroad right-of-way 186.0 feet to a point that is 284.0 feet South of the point of beginning; thence North 284.0 feet to the point of beginning.

Subject To: 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.

23326 SR 534 LLC , a Washington limited liability company

By: _____

Name: Richard Maturi

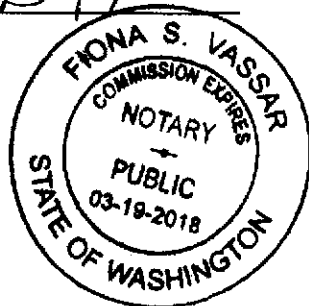
Title: Managing Member

STATE OF Washington)
)-ss
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that **Richard Maturi** is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Managing Member** of **23326 SR 534 LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

1-13-17



Notary Public in and for the State of Washington

Residing at: _____

My appointment expires: 3/19/18