

**After Recording Return To:**

**Diane M. Steen  
895 Nevitt Road  
Burlington, WA 98233**



Skagit County Auditor 1/27/2017 Page 1 of 1 \$76.00 4 11:03AM

**STATUTORY WARRANTY DEED**

**GRANTORS:** GARY A. STEEN and DIANE M. STEEN, husband and wife

**GRANTEE:** BELLWEATHER PROPERTIES, LLC, a Washington limited liability company

**Abbreviated Legal Description:** Ptn NW ¼ of NW ¼, 32-34-4 E W.M.

**Add'l Legal Description:** Page 1

**Assessor's Tax Parcel No:** 350432-0-011-0004; P38177  
350432-0-010-0005; P38176  
350432-2-011-0000; P38209

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2017  
JAN 27 2017

Amount Paid \$  
Skagit Co. Treasurer  
By MG Deputy

THE UNDERSIGNED GRANTORS, GARY A. STEEN and DIANE M. STEEN, husband and wife, for and in consideration of the transfer of capital to a limited liability company (mere change in form of ownership), convey and warrant to BELLWEATHER PROPERTIES, LLC, a Washington limited liability company, all of Grantors' right, title, and interest in and to the following described real estate situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein, to-wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, restrictions and reservations of record.

DATED this 26 day of January, 2017.

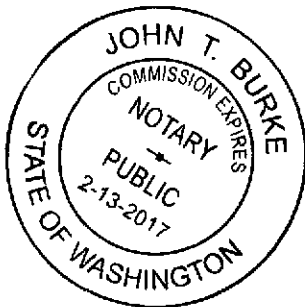
Gary A. Steen  
GARY A. STEEN

Diane M. Steen  
DIANE M. STEEN

STATE OF WASHINGTON }  
  } ss.  
COUNTY OF SKAGIT }

I certify that I know or have satisfactory evidence **GARY A. STEEN** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26 day of January, 2017.



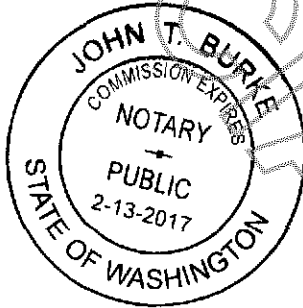
John T. Burke  
Printed Name JOHN T. BURKE  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 2-13-2017

STATE OF WASHINGTON  
COUNTY OF SKAGIT

} ss.

I certify that I know or have satisfactory evidence **DIANE M. STEEN** 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 mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26 day of January, 2017.



John T. Burke  
Printed Name JOHN T. BURKE  
NOTARY PUBLIC in and for the State of Washington  
My Commission Expires 2-13-2017

Exhibit "A"  
Legal Description

PARCEL "A":

The Northerly 369.67 feet of that portion of the East  $\frac{1}{2}$  of the West  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 4 East, W.M., lying West of the Great Northern Railway Company right of way and East of the right of way conveyed to Pacific Northwest Traction Company by deed recorded in Volume 87 of Deeds, page 599, under Auditor's File No. 88568. EXCEPT a strip of land as conveyed to the Town of Burlington, by deed dated August 11, 1934, and recorded January 5, 1935, in Volume 166 of deeds, page 434, under Auditor's File No. 266815.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the West  $\frac{1}{2}$  of the West  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 32, Township 35 North, Range 4 East, W.M., lying North of the following described line:

Beginning at a point on the West line of said Section that is 368.59 feet South of the Northwest corner thereof;

thence South 89°06' East to the East line of said subdivision and the terminus of said line, EXCEPT that portion thereof lying East of the following described line:

Beginning at a point on the North line of said Northwest  $\frac{1}{4}$  that is 9.71 chains (640.86 feet) East of the Northwest corner thereof;

Thence South to a point on the South line of said Northwest  $\frac{1}{4}$  that is 9.74 chains (642.84 feet) East of the Southwest corner thereof.

ALSO EXCEPT that portion thereof lying within the boundaries of the State Highway running along the West line thereof, as conveyed to the State of Washington by documents recorded under Auditor's File No. 284054 and 570005, records of Skagit County, Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

Situate in the County of Skagit, State of Washington.

EXHIBIT "A"