

When recorded return to:  
Willie Yak Properties, LLC  
18154 West Stackpole Road  
Mount Vernon, WA 98273



Skagit County Auditor  
1/31/2017 Page 1 of 2 3:57PM \$74.00

Recorded at the request of:  
Guardian Northwest Title  
File Number: 113234

**Statutory Warranty Deed**

113234

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Skagit Delta LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Willie Yak Properties, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 1, Township 33 North, Range 3 East, SW SW and NW SW

Tax Parcel Number(s): P15280, 330301-3-004-0007, P15281, 330301-3-005-0006, P15282, 330301-3-006-0005, P15283, 330301-3-007-0004  
Parcel "A":

The South 1/2 of the Northwest 1/4 of the Southwest 1/4 and the North 10 rods of the Southwest 1/4 of the Southwest 1/4, in Section 1, Township 33 North, Range 3 East, W.M., EXCEPT roads and ditch rights-of-way.

Parcel "B":

The Southwest 1/4 of the Southwest 1/4 of Section 1, Township 33 North, Range 3 East, W.M., EXCEPT the North 10 rods thereof, AND EXCEPT County Roads, AND ALSO EXCEPT that portion described as follows:

Beginning at a point on the North line of the Moore County Road which point is 454 feet East of the West line of said subdivision; thence East along said North line of the Moore County Road, a distance of 224 feet; thence North, 194.5 feet; thence West, 224 feet; thence South, 194.5 feet to the point of beginning.

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, as per Exhibit "A" attached hereto

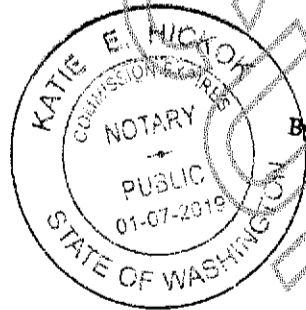
Dated 1-31-17

Skagit Delta, LLC

[Signature]  
By: Don Kruse, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2017425  
JAN 31 2017

Amount Paid \$ 9493.25  
By [Signature] Deputy  
Skagit Co. Treasurer



STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Don Kruse is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Managing Member of Skagit Delta, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1-31-17

[Signature]  
Katie Hickok  
Notary Public in and for the State of Washington  
Residing at                     , Washington  
My appointment expires: 1/07/2019

Exhibit A  
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Dike District No. 2 of Skagit County, Washington  
Recorded: March 8, 1927  
Auditor's No. 201767 (Volume 142, Page 481)  
Purpose: Build and construct an open drainage ditch and maintain the same  
Area Affected: Portion Parcel "A"

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County  
Recorded: May 4, 2010  
Auditor's No. 201005040025  
Purpose: Conservation easement  
Area Affected: Portion of subject property