

AFTER RECORDING MAIL TO:

DELTA PROPERTIES, LLC
13515 Bisquet Ridge Lane
Bow, WA 98232



201702170116

Skagit County Auditor \$78.00
2/17/2017 Page 1 of 4 3:46PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-160796-OE

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR PADILLA BAY, LLC, who acquired title as Padilla Limited Partnership, a Washington Limited Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DELTA PROPERTIES, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn NW ¼, 19-35-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350319-1-004-0009, P34505

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-160796-OE

Dated February 3, 2017

Padilla Bay, LLC, a Washington limited liability company


By: Benjamin P. Paulus, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017658
FEB 17 2017

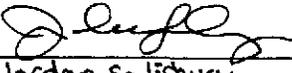
Amount Paid \$4455.⁰⁰
Skagit Co. Treasurer
By *nam* Deputy

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that

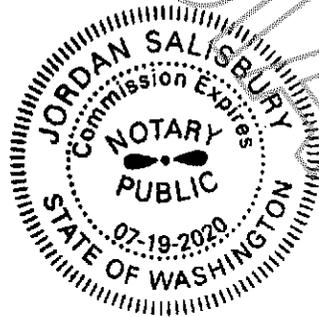
Benjamin P. Paulus
is/are the person(s) who appeared before
me, and said person(s) acknowledge that he signed this instrument, on oath stated He is
is/are authorized to execute the instrument and acknowledge that as the
Manager of Padilla Bay, LLC, a Washington limited liability company
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-6-17



Jordan Salisbury

Notary Public in and for the State of Washington
Residing at Seattle, WA
My appointment expires: 7-19-2020



Schedule "A-1"

01-160796-OE

DESCRIPTION:

PARCEL "A":

The East 20 acres of the following described tract:

The Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 3 East, W.M., EXCEPT the following described tract.

Beginning at a point 22 feet West of the Northeast corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence East 22 feet; thence South 56 feet; thence Northwesterly to the point of beginning.

ALSO EXCEPT from said East 20 acres, those portions conveyed to Skagit County for road by deed recorded under Auditor's File Nos. 394347 and 497401.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 30 feet North of the Southwest corner of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$; thence South 30 feet; thence East 30 feet; thence Northwesterly to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An easement for one single family residence only as provided in Restrictive and Protective Covenants pertaining to Logsdon Short Plat No. 93014, and described as follows:

A strip of land 20 feet in width, centered on an existing traveled way, situate in the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 3 East, W.M., more particularly described as follows: Being an easement for one single family residence only.

Beginning at the Northwest corner of the East 20 acres of said subdivision; thence South $0^{\circ}18'32''$ East 51.72 feet, more or less, along the West line of said subdivision, being also the East line of a Short Plat proposed by Gail and Diane Logsdon, to the centerline of said traveled way; thence South $81^{\circ}52'17''$ West 23.54 feet; thence South $83^{\circ}35'46''$ West 57.25 feet; thence South $84^{\circ}19'52''$ West 51.40 feet; thence South $86^{\circ}34'27''$ West 125.11 feet

PARCEL "C" continued:

Schedule "A-1"

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thence North $86^{\circ}55'27''$ West 56.95 feet;
thence North $79^{\circ}11'$ West 63.32 feet;
thence North $72^{\circ}19'$ West 73.60 feet, more or less, to the junction of said traveled way with the Southerly margin of the Bayview-Edison County Road right of way, and the terminus of this description, the basis of bearings herein being as stated on said proposed short plat.

Situate in the County of Skagit, State of Washington.