

When recorded return to:

River's Edge, A Washington State Limited Liability
Company
1003 Cleveland Ave., Suite A
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017786

FEB 28 2017



201702280209

Skagit County Auditor

\$77.00

2/28/2017 Page

1 of

5 3:55PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Amount Paid \$7481.92
Skagit Co. Treasurer
By *nam* Deputy

Escrow No. 620029718

CHICAGO TITLE

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sharon Alder, A Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to River's Edge, A Washington State Limited Liability Company

P62713, P62693, P62736

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

All that portion of Tracts 58 and 65 per PLAT OF THE BURLINGTON ACREAGE PROPERTY,
according to the map thereof recorded in Volume 1 of Plats, page 49, records of Skagit County
Washington, being more particularly described as follows:

Commencing at a point on the North line of said Section 663.20 feet Easterly from the Northwest
corner which bears North 89 degrees 03'51" West thereof and at the projection of the West line of
the East Half of said Tract 58, as shown on that certain Record of Survey recorded under Auditor's
File No. 8710020014 (Map bearing N 89 degrees 58'35" E);
Thence South 1 degree 01'29" West 386.81 feet along the projection of said West line of the said
East Half of said Tract 58 to the Northeast corner of that certain parcel conveyed to Dike District
No. 12 as recorded under Auditor's File No. 268258 and also being on the West line of the East
Half of said Tract 58 and being the True Point of Beginning;
Thence North 89 degrees 16'45" West along the North line of said Dike District No. 12 parcel
330.00 feet to the Northwest corner thereof;
Thence South 1 degree 01'29" West along the West line of Dike District No. 12 parcel 264.00 feet
to the Southwest corner thereof and also being the South Line of said Tract 58 and furthermore
being in common to the South line of that certain plat known as "RIO VISTA MEADOWS" as
recorded under Auditor's File No. 200008210119;
Thence North 89 degrees 16'45" West along the shared plat line and Tract Line of 58 and 65 a
distance of 304.18 feet to the East margin of Section Street;
Thence South 1 degree 06'33" West 50.00 feet to the South Line of that strip of land 50 feet wide
off the North side of the West 10 acres of said Tract 65 and as conveyed to Dike District No. 12
under Auditor's File No. 67519;
Thence South 89 degrees 16'45" East along the South line of the North 50 feet of the before
mentioned Dike District parcel 545.17 feet to the East line of the West 545.16 feet of said Tract 65;
Thence South 1 degree 06'33" West 260.62 feet along the before-mentioned East Line;
Thence North 45 degrees 41'46" East 214.91 feet;
Thence North 41 degrees 57'42" East 163.74 feet;
Thence North 58 degrees 42'57" East 59.63 feet;
Thence North 61 degrees 07'49" East 478.12 feet to the east line of Tract 58, said point being
386.19 feet Southerly of the Northeast corner of said Tract 58;
Thence North 0 degrees 56'23" East along the East Line of said Tract 386.19 feet to the Northeast
corner thereof;
Thence North 89 degrees 03'51" West 76.88 feet to a point that is 556.57 feet East of the
Northwest corner of the East Half of said Tract 58;
Thence South 0 degrees 56'09" West 107.90 feet;
Thence North 89 degrees 03'51" West 265.52 feet;

STATUTORY WARRANTY DEED

(continued)

Thence South 0 degrees 56'09" West 138.73 feet;
Thence South 61 degrees 08'01" West 220.91 feet;
Thence North 89 degrees 16'40" West 99.90 feet to the Northwest corner of that certain tract conveyed to Dike District No. 12 as recorded under Auditor's File No. 268258 and also being on the West line of the East Half of said Tract 58 and the true point of beginning.

(Also known as Lot A of Boundary Line Adjustment recorded under Auditor's File No. 201510230066 being a re-recording of 201510130001)

Situated in Skagit County, Washington.

PARCEL B:

All that portion of Tract 58 per PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the map thereof recorded in Volume 1 of Plats, page 49, records of Skagit County Washington, being more particularly described as follows:

Commencing at a point on the North line of said Section 663.20 feet Easterly from the Northwest corner which bears North 89 degrees 03'51" West thereof and at the projection of the West line of the East Half of said Tract 58, as shown on that certain Record of Survey recorded under Auditor's File No. 8710020014 (Map bearing N 89 degrees 58'35" E);
Thence South 1 degree 01'29" West feet along the projection of the West line of the East Half of said Tract 58, to the Northwest corner of that East Half of said Tract 58 and the True Point of Beginning;
Thence South 89 degree 03'61" East along the North Line of said Tract 58 and the South margin of Rio Vista Avenue 177.89 feet;
Thence South 0 degrees 56'09" West 107.90 feet;
Thence South 89 degrees 03'51" East 113.16 feet;
Thence South 0 degrees 56'09" West 138.73 feet;
Thence South 61 degrees 08'01" West 220.91 feet;
Thence North 89 degrees 16'40" West 99.90 feet to the Northwest corner of that certain tract conveyed to Dike District No. 12 as recorded under Auditor's File No. 268258 and also being on the West line of the East Half of said Tract 58;
Thence North 1 degree 01'29" East 356.81 feet along the West line of said East Half to true point of beginning.

(Also known as Lot B of Boundary Line Adjustment recorded under Auditor's File No. 201510230066 being a re-recording of 201510130001)

Situated in Skagit County, Washington.

PARCEL C:

All that portion of Tracts 58 and 65 per PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the map thereof recorded in Volume 1 of Plats, page 49, records of Skagit County Washington, being more particularly described as follows:

Commencing at a point on the North line of said Section 663.20 feet Easterly from the Northwest corner which bears North 89 degrees 03'51" West thereof and at the projection of the West line of the East Half of said Tract 58, as shown on that certain Record of Survey recorded under Auditor's File No. 8710020014 (Map bearing N 89 degrees 58'35" E);
Thence South 1 degree 01'29" West along the projection of the West line of the said East Half of said Tract and also being on the West Line of the East Half of said Tract 58 being 650.81 feet to a point on the South Line of said Tract 58;
Thence North 89 degrees 16'45" West along the common Tract Line 89.00 feet to the East Line of the West 545.16 feet of Tract 65;
Thence South 1 degree 06'33" West 310.62 feet to the True Point of Beginning;
Thence continuing South 1 degrees 06'33" West 340.60 feet to the South Line of said Tract 65;
Thence South 89 degrees 29'11" East a distance of 156.79 feet to the Northwest corner of that certain tract also conveyed to Skagit County Dike District No. 12. by Quit Claim Deed recorded under Auditor's File No. 797624, as said point shown on that certain Road of Survey recorded under Auditor's File No. 9004250019, said point also being the beginning of that certain controlling line of delineation, designated a parcel of land to be Annexed to the City of Burlington by Ordinance No. 1391 and recorded under Auditor's File No. 20010310018, here-in-after known as "Said Line";
Thence North 27 degrees 41'22" East along "Said Line" 310.00 feet being the projection of the Westerly line of the before-mentioned Dike District No. 12 tract recorded under Auditor's File No.

STATUTORY WARRANTY DEED
(continued)

797624;

Thence North 41 degrees 21'09" East along "Said Line" 211.66 feet to a point on the West line of that certain Tract conveyed to Dike District No. 12 by Deed recorded under Auditor's File No.

528515;

Thence North 27 degrees 41'22" East along "Said Line" and the Westerly tract line of Auditor's File No. 528515 (being called North 27 degrees 16" East on previous Deed recorded under Auditor's File No. 528515) 239.70 feet to its intersection with the North Line of said Tract 65 and common to Tract 58, said point also lying North 89 degrees 16'45" West a distance of 183.64 feet from the Northeast corner of said Tract 65, and also, shown on that certain Record of Survey, recorded under Auditor's File No. 8807190077 and affirmed per Record of Survey recorded under Auditor's File No. 199912210063;

Thence South 89 degrees 16'45" East along said common tract line and "Said Line" 183.64 feet to the Northeast corner of Tract 65 in common to adjoining Tract 58 and the abutting platted road margin;

Thence North 0 degrees 56'20" East along said margin 232.24 feet to a point being 386.19 feet Southerly of the Northeast corner of said Tract 58;

Thence South 61 degrees 07'49" West 478.12 feet;

Thence South 58 degrees 42'57" West 59.63 feet;

Thence South 41 degrees 57'42" West 163.74 feet;

Thence South 45 degrees 41'46" West 214.91 feet to the true point of beginning.

(Also known as Lot D of Boundary Line Adjustment recorded under Auditor's File No. 201510230066 being a re-recording of 201510130001)

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P62713 / 3867-000-058-2409, P62693 / 3867-000-058-0601, P62736 / 3867-000-065-0024

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: February 27, 2017

Sharon Alder, A Washington Limited Liability Company

By:

Michael V. Fohn
Manager

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that

Michael Fohn
(is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Manager of Sharon Alder LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2/28/17

Name: Kelli A. Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/17

EXHIBIT "A"
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:	April 9, 1985
Recording No.:	8504090075
Affects:	Portion of said premises
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey:

Recording Date:	October 2, 1987
Recording No.:	8710020014
Matters shown:	Encroachments of fences onto said premises by varying amounts
3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	April 25, 1990
Recording No.:	9004250019
Matters shown:	Possible encroachment of a fence onto a portion of Parcel A by approximately 14.5 feet
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	December 21, 1999
Recording No.:	199912210063
Matters shown:	Possible encroachment of a fence onto adjacent property to the Southeast of Parcel C by varying amounts
5. Annexation Ordinance No. 1392 including the terms, covenants and provisions thereof

Recording Date:	October 31, 2000
Recording No.:	200010310020
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Hansell Homes, Inc.
Purpose:	Stormwater, sewer and drainage construction
Recording Date:	June 22, 1999
Recording No.:	199909220102
Affects:	Portion of said premises
7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	August 21, 2000
Recording No.:	200008210119
Matters shown:	Encroachment of a fence onto the Westerly portion of Parcel A by an undisclosed amount
8. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date:	December 12, 2014
Recording No.:	201412120041
Matters shown:	Encroachment of sheds along the Westerly line of Parcel A by approximately 10.9 feet and 8.0 feet
9. Annexation Ordinance No. 1818 including the terms, covenants and provisions thereof

Recording Date:	January 6, 2016
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EXHIBIT "A"

Exceptions
(continued)

Recording No.: 201601060065

10. Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: October 23, 2015

Recording No.: 201510230066 being a re-recording of 201510130001

11. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 4, 2016

Recording No.: 201602040006

Matters shown: Encroachment of a drainfield and fence onto a portion of Parcel A South of Lot 1 of Delahunt 5 Lot Short Plat

12. Assessments, if any, levied by City of Burlington.

13. City, county or local improvement district assessments, if any.