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LAWRENCE A. PIRKLE  
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Mount Vernon, WA 98273  
(360) 336-6587



201703200122

Skagit County Auditor

\$76.00

3/20/2017 Page

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4 12:44PM

### STATUTORY WARRANTY DEED

**THE GRANTOR**, RICHARD H. SMITH and PATRICIA A. SMITH, husband and wife, for and in consideration of Ten Dollars and other valuable consideration, in hand paid, conveys and warrants to **GRANTEE**, WILLIE YAK PROPERTIES, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the grantor therein.

**Assessor's Parcel No:** P128635 330301-0-019-0400

Lot A, Skagit County Short Plat No. 26-84, approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M. More fully described on Exhibit "A" and incorporated herein by this reference.

Situate in Skagit County, Washington.

SUBJECT TO: All covenants, conditions, restrictions, reservations and easements of record, if any.

Dated the 9 day of March, 2017.

Richard H. Smith

RICHARD H. SMITH

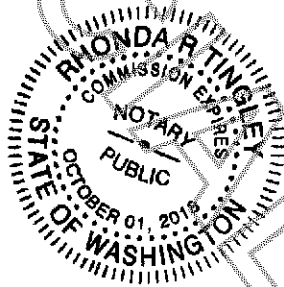
Patricia A. Smith

PATRICIA A. SMITH

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that RICHARD H. SMITH and PATRICIA A. SMITH are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this 9<sup>th</sup> day of March, 2017.



Rhonda R Tingley  
(Printed Name)

Rhonda R Tingley  
NOTARY PUBLIC in and for the  
State of Washington,  
Residing at Burlington  
My appointment expires: 10-1-18

20171070  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 20 2017

Amount Paid \$ 94.00  
Skagit Co. Treasurer  
By M Deputy

EXHIBIT "A"

**Assessor's Parcel No: P128635 330301-0-019-0400**

Lot A, Skagit County Short Plat No. 26-84, approved August 28, 1984 and recorded August 28, 1984 under Skagit County Auditor's File No. 8408280031, being a portion of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M.

EXCEPT that portion thereof lying Southerly of the following described line:

Commencing at the SE corner of said Lot A, Skagit County Short Plat No. 26-84, also being the East 1/4 corner of Section 1, Township 34 North, Range 3 East, W.M.; thence North 0 degree 28' 11" West along the East line of said Lot A, also being the East line of Government Lot 10 of said Section 1, for a distance of 401.23 feet; being the TRUE POINT OF BEGINNING of said line description; thence South 78 degrees 12' 28" West for a distance of 342.21 feet, more or less, to an angle point on the Westerly line of said Lot A, Skagit County Short Plat No. 26-84, also being the Easterly most corner of that certain parcel conveyed to Ben M. Winkes and L. Sloan Winkes, husband and wife, by Statutory Deed Recorded under Auditor's File No. 200408240060 and being the terminus of said line.

AND ALSO EXCEPT that portion thereof described as follows:

Beginning at the SE corner of Lot B, said Skagit County Short Plat No. 26-84; thence South 0 degrees 28' 11" East of a Southerly extension of the East line of said Lot B, for a distance of 579.37 feet, more or less, to the North line of that certain parcel described on Exhibit D of Quit Claim Deed for Boundary Line Adjustment recorded under Skagit County Auditor's File No. 200908190046; thence South 78 degrees 12' 28" West along said North line for a distance of 131.65 feet, more or less, to the Easterly most corner of that certain parcel conveyed to Ben M. Winkes and L. Sloan Winkes, husband and wife, by Statutory Deed recorded under Skagit County Auditor's File No. 200408240060;

thence North 26 degrees 01' 14" West (called North 26 degrees 48' 35" West on previous description) along the Easterly line of said Winkes parcel, for a distance of 220.81 feet to the Northeasterly corner of said Winkes parcel; thence South 66 degrees 31' 31" West (called South 65 degrees 44' 10" West on previous description) along the Northerly line of said Winkes parcel for a distance of 180.01 feet to a point on a non-tangent curve on the Easterly road right-of-way margin of Dike

Road, as shown on the face of said Skagit County Short Plat No. 26-84;  
thence along the arc of said curve to the right, concave to the East, having an initial  
tangent bearing of North 23 degrees 34' 58" West, a radius of 561.35 feet, through a  
central angle of 27 degrees 04' 56", an arc distance of 265.34 feet to a point of tangency;  
thence North 3 degrees 29' 58" East for a distance of 228.76 feet, more or less, to a point  
bearing North 88 degrees 57' 11" West from the POINT OF BEGINNING;  
thence South 88 degrees 57' 11" East along the South line of said Lot B, Skagit County  
Short Plat No. 26-84, or South line extended, for a distance of 418.05 feet to the POINT  
OF BEGINNING.

Situate in Skagit County, Washington.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants,  
liens, leases, court causes and other instruments of record.

(Note: Although not mapped on Short Plat No. 26-84, Lot A extends Westerly to the  
Skagit River, which is the West line of Government Lot 10).