

When recorded return to:
Hillside Investments LLC
PO BOX 481 PO BOX 481
Oak Harbor, WA 98277
Oak Harbor

Recorded at the request of: Guardian Northwest Title
File Number: A113265



Skagit County Auditor
3/23/2017 Page

\$76.00
1 of 4 3:49PM

Statutory Warranty Deed

A113265
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Heirs and Devisees of Russell Gibbons, Deceased for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Hillside Investments, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 3, Township 34 North, Range 2 East; Ptn SE NW

For Full Legal See Attached Exhibit "A"

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 described in Exhibit "B" attached hereto

Tax Parcel Number(s): P115876, 340203-2-005-0400

Dated 3-21-17

Estate of Russel D. Gibbons

James R. Gibbons
By: James R. Gibbons, Personal Representative

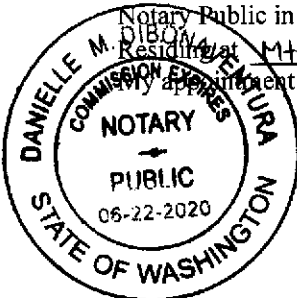
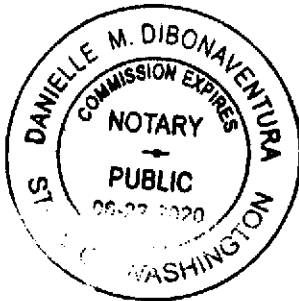
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171137
MAR 23 2017

Amount Paid \$ 717.00
Skagit Co. Treasurer
By *MCB* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James R. Gibbons is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of Estate of Russel D. Gibbons, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 3-21-17



Notary Public in and for the State of Washington
Residing at Mt. Vernon
My appointment expires: 6-22-20

SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Recorded: July 13, 1954
Auditor's No.: 504343
Purpose: Pipeline
Area Affected:

A 50 foot strip being an undisclosed portion of the Southeast ¼ of the Southeast ¼ of the Northwest ¼ of said Section 3, Township 34 North, Range 2 East, W.M..

Affects: Parcel "A"

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipeline Co.
Recorded: January 10, 1964
Auditor's No.: 645277
Purpose: Pipeline
Area Affected: Exact location is undisclosed
Affects: Parcel "A"

C. Relinquishment of rights of access to State Highway and of light, view and air under terms of Deed to the State of Washington:

Recorded: December 30, 1960
Auditor's No.: 602563

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 18, 1999
Auditor's No.: 199908180068
Volume/Page: Vol. 22 of Surveys, Page 54
Survey Affects: Subject property

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Trans Mountain Oil Pipeline Corporation
Dated: July 13, 1954
Recorded: October 19, 1954
Auditor's No.: 508093
Purpose: Pipeline
Area Affected: A 50 foot wide tract of land; the location of which is not disclosed on the record (Parcel "B")

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Olympic Pipe Line Company
Dated: December 21, 1963
Recorded: January 10, 1964
Auditor's No.: 645284
Purpose: Pipeline
Area Affected: The exact location is not disclosed on the record (Parcel "B")

G. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: August 11, 2004
Auditor's No.: 200408110132
Affects: Subject property

H. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Recorded: January 20, 2015
Auditor's No.: 201501200205

I. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Record of Survey
Recorded: February 16, 2016
Auditor's No.: 201602160061

EXHIBIT A

PARCEL "A":

The East 1 acre of that portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 2 East, W.M., lying Southerly of the State Highway right-of-way as conveyed to the State of Washington by Deed recorded under Auditor's File No. 602563.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 3, Township 34 North, Range 2 East, W.M. lying Northerly of the Northerly line of the County road right-of-way commonly known as the Padilla Heights Road, formerly the Stevenson Road; EXCEPT that certain Easterly portion thereof conveyed to Bill J. Buttram, et ux, by Deed recorded March 31, 1994 under Auditor's File No. 9403310150; AND ALSO EXCEPT that certain Westerly portion thereof lying Westerly of the Easterly line of those premises conveyed to Anton Lovric, et ux, by Deed recorded October 3, 1990 under Auditor's File No. 9010030068.