



201703240090

Skagit County Auditor
3/24/2017 Page

1 of 9 11:42AM
\$81.00

When recorded return to:
Jerry L Thompson
West Coast Investors LLC
1613 S 10th Street
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

CHICAGO TITLE
620029542

Escrow No.: 245389153

STATUTORY WARRANTY DEED

THE GRANTOR(S) Benjamin R. Delgado, a single person and Anne Kari Madsen, a single person for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to West Coast Investors LLC, a Washington limited liability company

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

Lot 4, JOHNSON'S ADDITION TO MOUNT VERNON, as per plat recorded in Volume 7 of Plats, page 27, records of Skagit County, Washington.

EXCEPT the North 3 feet thereof.

Situated in Skagit County, Washington.

Parcel B:

The Easterly 10 feet of that portion of the abandoned Puget Sound and Cascade Railway Company right of way in the Northwest Quarter of the Northwest Quarter in Section 17, Township 34 North, Range 4 East, W.M., lying Westerly and adjacent to that portion of Tract 4, JOHNSON'S ADDITION TO MOUNT VERNON, lying Southerly of a line 3 feet South and parallel to the Northeasterly line of said Tract 4 in Volume 7 of Plats, page 27, records of Skagit County, Washington.

Situated in Skagit County, Washington.

P53279, P25914,
P25912

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 08.26.16

Page 1

WA-GT-FNBG-02150.622443-245389153

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171151
MAR 24 2017

Amount Paid \$ 2497.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Parcel C.:

The East 10 feet of that portion of the abandoned Puget Sound & Cascade Railway Company right of way, (being originally the Bellingham and Skagit Railway right of way as conveyed by deed recorded November 2, 1911 under Auditor's File No. 87391, in Volume 87 of Deeds, page 376, records of Skagit County) in the Northwest Quarter of the Northwest Quarter of Section 17, Township 34 North, Range 4 East, W.M., lying West of and adjacent to Tract 5, JOHNSON'S ADDITION TO MOUNT VERNON, as per plat recorded in Volume 7 of Plats, page 27, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P53279, P25974, 3732-000-004-0104, 340417-2-006-0403

Subject to:

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on JOHNSON'S ADDITION TO MOUNT VERNON:

Recording No: 509529

Covenants, conditions, restrictions, and easements contained in declaration(s) of restriction, but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law;

Recorded: August 28, 1956

Auditor's No(s): 540727, records of Skagit County, Washington

Executed By: A. Elliott Johnson and Eileen W. Johnson, husband and wife, et al

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power and Light Company

STATUTORY WARRANTY DEED
(continued)

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 27, 1924 and June 27, 1930
Recording No.: 176764 and 234986

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: John W. Hrnicek
Purpose: Sewer Line
Recording Date: March 7, 1979
Recording No.: 7903070043
Affects: Lying Southernly of a line 3 feet South and parallel to the Northeasterly line of said Tract 4 in Volume 7 of Plats, page 27, records of Skagit County, Washington.

Dated: March 16, 2017


Benjamin R. Delgado

Anne Kari Madsen

STATUTORY WARRANTY DEED
(continued)

Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: August 27, 1924 and June 27, 1930
Recording No.: 176764 and 234986

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document.

Granted to: John W. Hrnicek
Purpose: Sewer Line
Recording Date: March 7, 1979
Recording No.: 7903070043
Affects: Lying Southerly of a line 3 feet South and parallel to the Northeasterly line of said Tract 4 in Volume 7 of Plats, page 27, records of Skagit County, Washington.

Dated: March 16, 2017

Benjamin R. Delgado

Anne-Kari Madsen

Anne Kari Madsen

STATUTORY WARRANTY DEED
(continued)

State of Hawaii
County of Kauai

I certify that I know or have satisfactory evidence that Benjamin R. Delgado is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

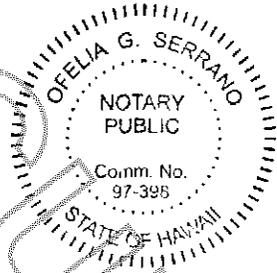
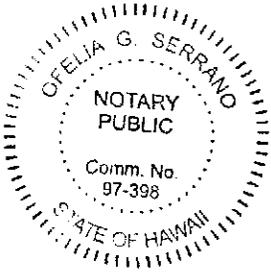
Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

4
State of Hawaii
County of Kauai

I certify that I know or have satisfactory evidence that Anne Kari Madsen is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/21/2017

Ofelia G. Serrano
Name: **OFELIA G. SERRANO**
Notary Public in and for the State of Hawaii
Residing at: Ukue Kauai HI
My appointment expires: AUG 07 2017



Doc. Description: Statutory Warranty Deed
Doc. Date: 3/21/17 No. Pages: 4
Ofelia G. Serrano SH
Notary Printed Name Jud. Circuit
OFELIA G. SERRANO

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Benjamin R. Delgado is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-22-2017

Christiane S. Pieper
Name: Christiane S. Pieper
Notary Public in and for the State of Washington
Residing at: Des Moines
My appointment expires: 03-02-2019



State of W
County of

I certify that I know or have satisfactory evidence that Anne Kari Madsen is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____,
My appointment expires: _____

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

The following is part of the Purchase and Sale Agreement dated December 22, 2016
between West Coast Investors LLC ("Buyer")
Buyer Benjamin R. Delgado Seller Anne-Kari Madsen ("Seller")
concerning 2321 W Parkway Drive Mount Vernon WA 98273 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals, or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

West Coast Investors LLC

BY: Rogel J. Wills
Rogel J. Wills
Member

BY: Derry L. Thompson
Derry L. Thompson
Member

Benjamin R. Delgado

Anne Kari Madsen

SKAGIT COUNTY
RIGHT-TO-MANAGE
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Buyer Benjamin R. Delgado Anne-Kari Madsen ("Seller")
Seller
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Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.3B, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

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Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

West Coast Investors LLC

BY: _____
Roger J Wills
Member

BY: _____
Jerry L Thompson
Member

Benjamin R. Delgado
Anne-Kari Madsen
Anne Kari Madsen

SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE

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Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

West Coast Investors LLC

BY: _____
Roger J Willis
Member



Benjamin R. Delgado

BY: _____
Jerry L Thompson
Member

Anne Kari Madsen