

When recorded return to:
Megan Douglas
Lost Lake LLC
135 West Fairhaven
Burlington, WA 98233



Skagit County Auditor \$78.00
5/3/2017 Page 1 of 6 12:03PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030044

CHICAGO TITLE
020030044

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dorel J. Dewar, Jr. and Leanne D. Dewar, Trustees of the Dewar Family Revocable Living trust, dated November 22, 2011,

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Lost Lake LLC, a Washington limited liability company

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

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

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

Lot(s): PTN 6-8 Unit(S): Block: 1 NORRIS ADD TO BURLINGTON AND PTN TRACT 32
BURLINGTON ACREAGE Tax/Map ID(s):

Tax Parcel Number(s): P72761 / 4091-001-008-0002, P62469 / 3867-000-032-0107,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171889
MAY 03 2017

Amount Paid \$ 7481.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 27, 2017

Dorel J. Dewar, Jr. and Leanne D. Dewar, Trustees of the Dewar Family Revocable Living trust, dated November 22, 2011

BY: Dorel Dewar, Jr. Trustee
Dorel J. Dewar, Jr.
Trustee

BY: Leanne D. Dewar Trustee
Leanne D. Dewar
Trustee

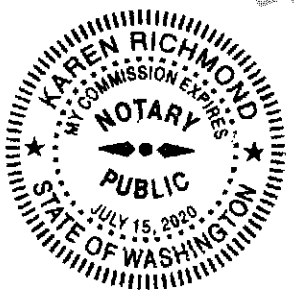
STATUTORY WARRANTY DEED
(continued)

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that Dorel T. Dewar Jr.
and Leanne D. Dewar
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 Trustees of The Dewar Family Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: May 1, 2017

Karen Richmond
Name: Karen Richmond
Notary Public in and for the State of WA
Residing at: Everett
My appointment expires: 7.15.20



UNRECORDED
ORIGINAL DOCUMENT

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P72761 / 4091-001-008-0002 and P62469 / 3867-000-032-0107

Parcel "A":

Lots 6, 7 and 8, Block 1, "NORRIS ADDITION TO BURLINGTON", as per plat recorded in Volume 6 of Plats, Page 3, Records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Parcel "B":

That portion of the South 140 feet of the East 140 feet of Tract 32 of the "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, Records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 32; thence North 2° 15' 33" East along the East line of said Tract 32, a distance of 140.01 feet to the North line of the South 140 feet of said Tract 32; thence North 88° 24' 44" West along the North line of the South 140 feet of said Tract 32, a distance of 10.00 feet to the true point of beginning; thence continue North 88° 24' 44" West a distance of 120.01 feet; thence South 2° 15' 33" West, parallel with the East line of said Tract 32, a distance of 97.15 feet to the beginning of a curve to the left having a radius of 9.82 feet; thence along the arc of said curve to the left through a central angle of 144° 17' 49" an arc length of 24.72 feet to a point of reverse curvature from which the radius point of the following curve bears South 52° 02' 16" East a distance of 150.50 feet; thence along the arc of said curve to the right in a Northeasterly direction through a central angle of 46° 39' 39" an arc length of 122.56 feet to a point which bears South 2° 15' 33" West from the true point of beginning; thence North 2° 15' 33" East a distance of 42.94 feet to the true point of beginning.

EXCEPT from Parcel "B", that portion of the South 140 feet of the East 140 feet of Tract 32, "PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, Records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of said Tract 32; thence North 2° 15' 33" East, along the East line of said Tract 32, a distance of 140.01 feet to the Northeast corner of the South 140 feet of said Tract 32; thence North 88° 24' 44" West, along the North line of the said South 140 feet, a distance of 10.00 feet to the true point of beginning; thence South 2° 15' 33" West a distance of 42.95 feet to a point on a non-tangent curve to the left having a radius of 150.50 feet, a central angle of 15° 52' 47", a chord bearing of South 76° 41' 11" West and a chord distance of 41.58 feet; thence Southwesterly, along said curve, a distance of 41.71 feet to a point on a non-tangent curve to the left having a radius of 50.00 feet, a central angle of 66° 29' 15", a chord bearing of North 35° 30' 10" East and a chord distance of 54.82 feet; thence Northeasterly along said curve, a distance of 58.02 feet; thence North 2° 15' 33" East, a distance of 8.15 feet to the North line of the South 140 feet of said Tract 32; thence South 88° 24' 44" East, a distance of 10.00 feet to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

Parcel "C":

EXHIBIT "A"
Legal Description
(continued)

That portion of a 20.00 foot wide alley in Block 1 of the Plat of "NORRIS ADDITION TO BURLINGTON", as per plat recorded in Volume 6 of Plats, Page 3 and also that portion of Tract 32, "PLAT OF BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, Page 49, Records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of said Tract 32; thence North 2° 15' 33" East, along the East line of said Tract 32, a distance of 140.01 feet to the Northeast corner of the South 140 feet of said Tract 32; thence North 88° 24' 44" West, along the North line of said South 140 feet of said Tract 32, a distance of 130.03 feet to the true point of beginning, being the Northwest corner of a tract of land as described in deed recorded under Auditor's File No. 8107070053, Records of Skagit County, Washington; thence South 2° 15' 33" West, a distance of 97.15 feet to a point of curvature of a curve to the left having a radius of 9.82 feet; thence through a central angle of 144° 17' 49", an arc distance of 24.73 feet to a point on a non-tangent curve to the right, having a radius of 89.50 feet and a central angle of 38° 09' 09", a chord bearing South 57° 02' 18" West, a chord distance of 58.50 feet; thence Southwesterly along said curve, a distance of 59.60 feet to a point on the East line of Lot 7 in Block 1 of said Norris Addition to Burlington; thence North 2° 15' 33" East, along the East line of said Lots 7 and 6, a distance of 144.32 feet to the Southeast corner of Lot 5 of said Plat of Norris Addition to Burlington; thence South 88° 24' 44" East, a distance of 10.00 feet; thence South 2° 15' 33" West, a distance of 8.05 feet; thence South 88° 24' 44" East, along the North line of the South 140 feet of said Tract 32, a distance of 20.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Stipulation contained in instruments:

Recording Date: September 26, 1986 and November 17, 1986

Recording No.: 8609260020 and 8611170010

As Follows:

"...Cascade Natural Gas shall retain the rights of present occupancy of their two inch gas main and right of ingress and egress for service or repair or removal of said line."

Affects: Parcel C

2. Public or private easements, if any, over vacated portion of said premises.
3. Assessments, if any, levied by City of Burlington.
4. City, county or local improvement district assessments, if any.