

When recorded return to:
Somerset Apartments LLC, a Washington limited
liability company
27821 36th Ave NW
Starwood, WA 98292



201706300137
Skagit County Auditor \$77.00
6/30/2017 Page 1 of 5 1:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

701 5th Avenue, Suite 2700
Seattle, WA 98104

CHICAGO TITLE

620030954

Escrow No.: 0097455-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Denise Haverson, who acquired title as Denise Tibbles, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part
of an IRS 1031 Tax Deferred Exchange
in hand paid, conveys, and warrants to Somerset Apartments 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.)

Ptn NE SE, 17-34-04

Tax Parcel Number(s): P25600/340417-0-061-0003, P25601/340417-0-061-0102,
P25664/340417-0-070-0002, P25631/3716-004-000-0209

Subject to:

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully
incorporated herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172451
JUN 30 2017

Amount Paid \$ 76,545.00
Skagit Co. Treasurer
By: [Signature] Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 26, 2017

Denise Hoverson
Denise Hoverson

State of WASHINGTON
County of

I certify that I know or have satisfactory evidence that Denise Hoverson 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: 06-29-2017

Christopher J. Tarry
Name: CHRISTOPHER J. TARRY
Notary Public in and for the State of WA
Residing at: Redmond
My appointment expires: 05-19-21

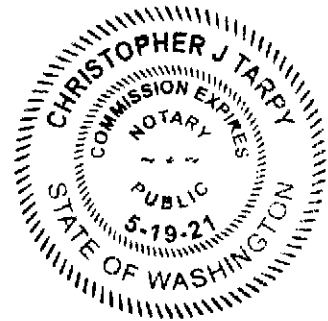


EXHIBIT "A"
Legal Description

PARCEL A:

That portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the South line of the county road 767.80 feet West and 30.00 feet South of the Northeast corner of said subdivision, said point being the Northwest corner of a tract conveyed to James V. Whited, et ux, by deed dated May 2, 1962, recorded May 3, 1962, in Volume 323 of Deeds, page 117, under Auditor's File No. 621113, records of Skagit County, Washington;
thence West a distance of 138.90 feet;
thence South to the Northeast corner of Tract A, CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington;
thence South 89°38'45" East along the North line of said Tract A extended East, to a point 102.00 feet East of the Northwest corner of said Tract A,
thence continue in an Easterly direction in a straight line a distance of 99.00 feet, more or less, to the Southwest corner of the aforementioned Whited tract;
thence North along the West line of said Whited tract to the point of beginning;

EXCEPT the North 10.00 feet thereof conveyed to the City of Mount Vernon by deed recorded under Auditor's File No. 843205, records of Skagit County, Washington;

AND ALSO EXCEPTING that portion conveyed to the State of Washington on August 30, 1991, under Auditor's File No. 9108300069, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington, and of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Tract A of CORREDIG ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 14, records of Skagit County, Washington;
thence South 89°38'45" East along the North line of said Tract A extended East to a point 102.00 feet East of the Northwest corner of said Tract A, said point being the true point of beginning;
thence South 00°12'39" East, a distance of 150.00 feet;
thence North 89°38'45" West, a distance of 102.00 feet to a point on the East line of 19th Street;
thence South along the East line of said 19th Street to a point 210.00 feet South of the Northwest corner of said Tract A;
thence East along a line that is parallel with and 210.00 feet South of the North line of Tract A and the projection thereof, a distance of 102.00 feet;
thence South 00°12'30" East, a distance of 107.75 feet, more or less, to the North line of Tract B of said CORREDIG ADDITION;
thence East a distance of 199.00 feet, more or less, to the Southeast corner of a tract conveyed to Joseph P. Souza, et ux, by deed dated May 7, 1962, recorded May 7, 1962, in Volume 323 of Deeds, page 184,

EXHIBIT "A"
Legal Description

under Auditor's File No. 621248, records of Skagit County, Washington;
thence North parallel with the East line of said Souza tract a distance of 317.00 feet, more or less, to the Southeast corner of a tract conveyed to James V. Whited, et ux, by deed dated May 2, 1962, recorded May 3, 1962, in Volume 323 of Deeds, page 117, under Auditor's File No. 621113, records of Skagit County, Washington;
thence Westerly along the South line of said Whited tract a distance of 100.00 feet, more or less, to the Southwest corner of said tract;
thence Westerly in a straight line a distance of 99.00 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington

PARCEL C:

That portion of the Northeast Quarter of the Southeast Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 906.70 feet West of the Northeast corner of said Northeast Quarter of the Southeast Quarter;

Thence West 95.00 feet;

Thence South 229.25 feet;

Thence East 95.00 feet;

Thence North 229.25 feet to the point of beginning;

EXCEPT State Highway along the North line thereof,

AND EXCEPT the North 10.00 feet and the West 32.69 feet of the above described premises as conveyed to the City of Mount Vernon by instrument recorded December 7, 1979, under Auditor's File No. 7912070008, records of Skagit County, Washington;

AND ALSO EXCEPT that portion conveyed to the State of Washington on August 30, 1991, under Auditor's File No. 9108300069, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXCEPTIONS

Order No.: 0097455-OC

1. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 30, 1972
Auditor's No.: 768890, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances
Affects: See Below

- That portion of Parcel B described as follows:

A right-of-way 7 feet in width having 3 1/2 feet of such width on each side of a centerline described as follows:

Beginning at the Southeast corner of the above described parcel of land;
thence Northwest to a point that is 30 feet, more or less, West of the East property line of the said parcel and 24 feet, more or less, North of the South property line of said parcel;
thence West parallel with and adjacent to the said South property line a distance of 70 feet, more or less;
thence North parallel with and adjacent to the said East property line a distance of 249 feet, more or less, to its terminus

2. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 30, 1991
Auditor's No(s): 9108300070, records of Skagit County, Washington
In favor of: State of Washington and its assigns
For: Constructing and maintaining highway slopes
Affects: All parcels