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LAWRENCE A. PIRKLE
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201708020029
Skagit County Auditor \$80.00
8/2/2017 Page 1 of 7 12:34PM
201703200122
Skagit County Auditor \$78.00
3/20/2017 Page 1 of 4 12:44PM

STATUTORY WARRANTY DEED

*Rerecord to Correct Legal
(Include Easements)*

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.

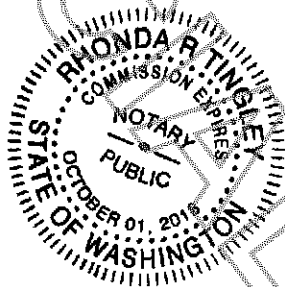
Richard H. Smith
RICHARD H. SMITH

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 9th 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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173587
AUG 2 2017

Amount Paid \$ 0
Skagit Co. Treasurer
By HB Deputy

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).

EXHIBIT "A"

*Corrected Legal
With Ingress + Egress
Easements*

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.

TOGETHER WITH a non-exclusive mutually beneficial easement for ingress, egress and utilities over, under and across portions of Government Lot 10, Section 1, Township 33 North, Range 3 East, W.M., and Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Government Lot 10 (East 1/4 corner);
thence South 89°32'11" West along the South line of said Government Lot 10 for a distance of 336.90 feet, more or less, to the Easterly right-of-way margin of Dike Road as shown on the face of said Skagit County Short Plat No. 26-84, recorded under Auditor's File No. 8408280031;
thence North 30°09'05" West along said Easterly right-of-way margin for a distance of 46.04 feet, more or less, to the North line of the South 40 feet (as measured perpendicular to the South line) of said Government Lot 10;
thence North 89°32'11" East along said North line or North line extended for a distance of 419.70 feet, more or less, to the East line of the West 60 feet (as measured perpendicular to the West line) of said Government Lot 5, Section 6, Township 33 North, Range 4 East, W.M.;
thence South 0°28'11" East along said East line for a distance of 26.40 feet, more or less, to the North line of the South 15 feet (as measured perpendicular to the South line) of said Government Lot 5;
thence South 89°07'22" East along said North line for a distance of 110.03 feet, more or less, to the East line of the West 170 feet (as measured perpendicular to the West line) of said Government Lot 5;
thence North 0°28'11" West along said East line for a distance of 391.88 feet;
thence North 90°00'00" East for a distance of 10.00 feet, more or less, to the East line of the West 180 feet (as measured perpendicular to the West line) of said Government Lot 5;

thence South 0°28'11" East along said East line for a distance of 407.04 feet, more or less, to the South line of said Government Lot 5 at a point bearing South 89°07'22" East from the POINT OF BEGINNING;
thence North 89°07'22" West along said South line for a distance of 186.05 feet, more or less, to the POINT OF BEGINNING.

AND ALSO TOGETHER WITH a non-exclusive mutually beneficial easement (of varying width) for ingress, egress and utilities over under and across a portion of Lot A, Skagit County Short Plat No. 26-84, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot B of said Skagit County Short Plat No. 26-84;
thence South 0°28'11" East on a Southerly extension of the East line of said Lot B, for a distance of 214.95 feet, to the TRUE POINT OF BEGINNING;
thence continue South 0°28'11" East for a distance of 30.00 feet;
thence South 88°59'22" West for a distance of 395.05 feet to a point of non-tangent curvature;
thence along the arc of said curve to the left, concave to the East, having an initial tangent bearing of South 0°18'23" West, a radius of 521.35 feet, through a central angle of 16°02'02", an arc distance of 145.90 feet;
thence South 74°17'56" West for a distance of 40.00 feet, more or less, 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 15°43'32" West, a radius of 561.35 feet, through a central angle of 19°00'14", an arc distance of 186.19 feet, more or less, to a point bearing South 88°59'22" West from the TRUE POINT OF BEGINNING;
thence North 88°59'22" East for a distance of 433.90 feet, more or less, to the TRUE 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).