

When recorded return to:  
Tim Woodmansee  
McLaughlin Road, LLC  
PO Box 619  
Sedro Woolley, WA 98284



Skagit County Auditor  
8/4/2017 Page

1 of 7 1:52PM

\$80.00

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030864

CHICAGO TITLE  
620030864

### STATUTORY WARRANTY DEED

THE GRANTOR(S) PBWA Properties LLC, a Washington limited liability company

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration  
in hand paid, conveys, and warrants to McLaughlin Road, 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 SE NW, 15-34-04

Tax Parcel Number(s): P24856 / 340415-2-015-0115

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20173634  
AUG 04 2017

Amount Paid \$ 1518.00  
Skagit Co. Treasurer  
By *hdm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: August 1, 2017

PBWA Properties LLC

BY: Lisa Leslie

Lisa Leslie  
Executive Vice President of Peoples Bank, member

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Lisa Leslie is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as EVP of Peoples Bank, member PBWA Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 1, 2017

Carrie Roat  
Name: Carrie Roat  
Notary Public in and for the State of WA  
Residing at: Ferndale, WA  
My appointment expires: 4/21/2020



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P24856 / 340415-2-015-0115**

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That portion of the Southeast Quarter of the Northwest Quarter of Section 15, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the Southeast Quarter of the Northwest Quarter of said Section;  
Thence South along the West line thereof 20 feet to the Southerly line of McLaughlin Road and the true point of beginning;  
Thence continuing South along said West line 666.63 feet to the Northwest corner of that certain parcel described in real estate contract in favor of Kenneth Moore and Phyllis Marie Moore and recorded under Auditor's File No. 8305270054;  
Thence East along the North line of said Moore parcel and said line extended 980.15 feet;  
Thence North parallel to the West line of said Southeast Quarter of the Northwest Quarter 666.36 feet, more or less, to the South line of McLaughlin Road;  
Thence West along the South line to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

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

Granted to: Pacific Natural Gas Company  
Purpose: To construct and maintain, etc. a pipeline for the transportation of gas  
Recording Date: December 10, 1956  
Recording No.: 545054  
Affects: Portion of said premises

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

Granted to: Skagit County  
Purpose: Flood control or maintenance and cleaning of existing ditch  
Recording Date: September 7, 1977  
Recording No.: 864159  
Affects: Portion of said premises

3. Statutory Warranty Deed Boundary Line Adjustment and the terms and conditions thereof

Recording Date: November 30, 1989  
Recording No.: 8911300094  
As follows:

"The above describe property will be combined or aggregated with contiguous property owned by the Grantee, Summerson Greenhouse Company, a Washington corporation. This boundary adjustment is not for the purpose of creating an additional building lot."

4. COVENANTS, CONDITIONS AND RESTRICTIONS, CONTAINED IN DEED:

Recorded: August 20, 1998  
Auditor's No.: 9808200071  
Executed By: Summerson Greenhouse Co., a Washington corporation  
As Follows:

"This boundary line adjustment description revises current ownership boundary lines of those parcels described in documents recorded under Auditor's File Nos. 8911300094, 875371, 8608040066, and 8705280072.

This boundary line adjustment is not for the purpose of creating an additional building lot. The property described above composes one undivided parcel. The division of the parcel into sections A, B, C, D, E within this deed is for clarity alone and does not imply that this property is actually five

## EXHIBIT "B"

Exceptions  
(continued)

separate parcels.

The above lot line adjustment will create a parcel containing structures which do not comply with minimum setback requirements. The Grantee hereby agrees that any future construction requiring a building permit from the City of Mount Vernon, which is performed on structures deemed nonconforming with respect to minimum setback requirements as a result of this boundary line adjustment, shall require compliance with applicable minimum setback requirements or shall require a variance from the City of Mount Vernon prior to construction. For a structure that is subject to this paragraph, "compliance with minimum setback requirements" shall be defined as and require that new construction be restricted to that area which is a distance from the lot line equal to the sum of the following:

- 1.) The minimum setback requirements for the lot on which new construction is occurring; and
- 2.) The number of feet that a permanent, pre-existing structure on an adjoining lot encroaches upon the minimum setback requirement as required at the date of this document. This paragraph shall apply only to those structures that are in non-compliance with setback requirements, in effect at the date of this document, as a result of this boundary line adjustment."

5. Ordinance No. 3314 and the terms and conditions thereof

Recording Date: February 1, 2006  
Recording No.: 200602010055

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

Granted to: City of Mount Vernon  
Purpose: Access and maintenance of critical areas  
Recording Date: June 15, 2015  
Recording No.: 201506150114  
Affects: Portion of said premises

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

Granted to: City of Mount Vernon  
Purpose: Stormwater service and related utility facilities  
Recording Date: June 15, 2015  
Recording No.: 201506150115  
Affects: Portion of said premises

## EXHIBIT "B"

### Exceptions (continued)

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

Granted to: City of Mount Vernon  
Purpose: Sanitary sewer service and related utility facilities  
Recording Date: June 15, 2015  
Recording No.: 201506150116  
Affects: Portion of said premises

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

Granted to: Public Utility District No.1 of Skagit County  
Purpose: Pipe(s), line(s) or related facilities along with necessary appurtenance for the transportation and control of water, sewer, electrical and electronic information  
Recording Date: August 25, 2015  
Recording No.: 201508250017  
Affects: Portion of said premises

10. Any claim based on the failure to comply with the provisions of Governmental Laws and Regulations regarding the division of land.

Note: The Land may not comply with the subdivision statutes or local subdivision ordinances.

11. The Land has been classified as Open Space and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: August 27, 2012  
Recording No.: 201208270139

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

12. Assessments, if any, levied by City of Mount Vernon.

**EXHIBIT "B"**

Exceptions  
(continued)

13. City, county or local improvement district assessments, if any.