

When recorded return to:
Shawn BiFoss
2020 I Avenue
Anacortes, WA 98221



Skagit County Auditor \$76.00
9/8/2017 Page 1 of 3 10:21AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032063

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174246

SEP 08 2017

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

CHICAGO TITLE
620032063

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kope Commercial Property, 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 Shawn BiFoss, an unmarried person

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

That portion of the following described tract which lies Westerly of the centerline of that certain easement recorded May 10, 1984, under Auditor's File No. 8405100001:

That portion of the Southwest ¼ of the Southeast ¼ of Section 18, Township 36 North, Range 4 East, W.M., and that portion of the Northwest ¼ of the Northeast ¼ of Section 19, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southeast corner of the Northwest ¼ of the Northeast ¼ of said Section 19; thence North 0 degrees 08'00" East along the East line of the Northwest ¼ of the Northeast ¼, 701.26 feet to the true point of beginning; Thence continuing North 0 degrees 08'00" East, a distance of 624.31 feet to the Northeast corner of said Northwest ¼ of the Northeast ¼; Thence North 2 degrees 11'39" East along the East line of the Southwest ¼ of the Southeast ¼ of Section 18, a distance of 265.02 feet; Thence North 87 degrees 03'07" West, a distance of 999.11 feet to the East line of Interstate 5; Thence South 5 degrees 54'43" East, a distance of 895.03 feet; Thence South 86 degrees 46' 57" East, a distance of 895.41 feet to the true point of beginning.

TOGETHER WITH an easement for ingress, egress and utilities as set forth in easement recorded May 10, 1984, under Auditor's File No. 8405100001 (said property is also known as Tract 10 of the certain record of survey recorded November 15, 1985, in Volume 8 of Surveys, Pages 141-144, inclusive, under Auditor's File No. 8511150015, records of Skagit County, Washington.)

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P49463 / 360419-1-002-0009, P49437 / 360418-4-005-0001,

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Dated: September 7, 2017

Kope Commercial Property, LLC
A Washington Limited Liability Company

BY: Rhonda Pheifer
Rhonda Pheifer, Manager and Member

BY: Paul Pheifer
Paul Pheifer, Manager and Member

State of WASHINGTON
3 County of Snohomish

I certify that I know or have satisfactory evidence that Rhonda Pheifer
Paul Pheifer

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 Managers and Members of Kope Commercial Property, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 7, 2017

Laurea L Garka
Name: Laurea L Garka
Notary Public in and for the State of wa
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Exceptions

1. Relinquishment of all existing, future, or potential easements for access, light, view, and air and of all rights of ingress, egress and regress to, from, and between said premises and the highway (or highways) constructed on lands conveyed by Deed
Recorded: March 26, 1962
Auditor's No.: 619460, records of Skagit County, Washington
To: State of Washington

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: May 10, 1984
Auditor's No.: 8405100001, records of Skagit County, Washington
For: Ingress, egress and utilities
Affects: A 60 foot strip of land over and across said premises

Said easement contains, among other things, provisions for maintenance by the common users.

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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 Survey:

Recording No: 8511150015

4. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 22, 2010
Recording No.: 201010220063

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

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.