

When recorded return to:

David J. Richardson
Alchemy Group LLC
16212 Bothell Everett Hwy PMB F-310
Mill Creek, WA 98012



201709260056

Skagit County Auditor

\$79.00

9/26/2017 Page

1 of

6 3:54PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032334

CHICAGO TITLE
620032334

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gerald Einer Hamburg and Marjorie Ann Hamburg, as Trustees of the Hamburg Family Trust

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Alchemy Group 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 17-34-02

Tax Parcel Number(s): P20374 / 340217-0-005-0004, P20406 / 340217-0-029-0006,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174540

SEP 26 2017

Amount Paid \$ 13800.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 18, 2017

Gerald Einer Hamburg and Marjorie Ann Hamburg, as Trustees of the Hamburg Family Trust

BY: *Gerald Einer Hamburg*
Gerald Einer Hamburg
Trustee

BY: *Marjorie Ann Hamburg*
Marjorie Ann Hamburg
Trustee

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Gerald Einer Hamburg and Marjorie Ann Hamburg
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 Trustee of The Hamburg Family Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in the instrument.

Dated: September 20, 2017

Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019

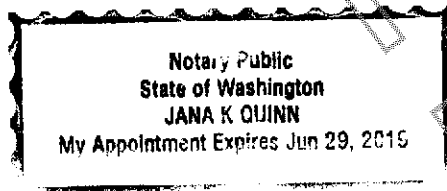


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P20374 / 340217-0-005-0004 and P20406 / 340217-0-029-0006

That portion of Section 17, Township 34 North, Range 2 East, W.M., described as follows:

The South 100 feet of Government Lot 1 and the South 100 feet of the Northeast Quarter of the Northwest Quarter, lying Easterly of Gibraltar County Road as conveyed to the County by deed recorded January 12, 1939, under Auditor's File No. 309109.

Together with that portion of the tidelands of the second class embraced within the boundaries of the following described tract:

Beginning at the meander corner to Sections 8 and 17, in Township 34 North, Range 2 East of the Willamette Meridian;

Thence North 15° East 9.697 chains;

Thence South 75° East 2.727 chains;

Thence North 63°45' East 2.977 chains;

Thence South 2°43' West 22.214 chains;

Thence South 7°19' East 17.942 chains;

Thence South 4°30' West 5.00 chains;

Thence South 17°47' West 32.75 chains;

Thence South 50°30' West 18.00 chains;

Thence North 39°30' West 4.545 chains;

Thence North 50°30' East 18 chains;

Thence North 32°30' East 4.00 chains;

Thence North 6° East 9.00 chains;

Thence North 22°30' East 17.00 chains;

Thence North 4°30' East 5.00 chains;

Thence North 15° West 17.00 chains;

Thence North 6° West 13.60 chains to the point of beginning, and lying between the Northerly and Southerly lines of said South 100 feet of Lot 1 extended East.

Situated in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Exceptions and reservations contained in Deed whereby the Grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry;
Together With the right, upon paying reasonable compensation, to acquire rights of way for transporting and moving products from other lands, contained in Deed
From: The State of Washington
Auditor's No.: 226978, records of Skagit County, Washington
Executed By: THE STATE OF WASHINGTON
Affects: Tidelands
2. Right of the State of Washington or any grantee or lessee thereof, upon paying reasonable compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses, or other easements for transporting and moving timber, stone, minerals or other products from other lands, contained in Deed
From: THE STATE OF WASHINGTON
Auditor's No.: 226978, records of Skagit County, Washington
Affects: Tidelands
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation
Purpose: Pipeline for oil, gas and other products thereof
Recording Date: November 9, 1988
Recording No.: 8811090030
Affects: Portion of said premises
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: December 24, 1992
Recording No.: 9212240093
Affects: Portion of said premises

EXHIBIT "B"

Exceptions (continued)

6. Shoreline Variance Permit including the terms, covenants and provisions thereof

Recording Date: October 29, 1985
Recording No.: 8510290012

7. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 4, 2003
Recording No.: 200302040068
Matters shown: Encroachment of a roof and gutter overhang along the Southerly line of said premises by varying amounts

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

Granted to: David J. Richardson and Diana L. Richardson, husband and wife
Purpose: To utilities and maintain that portion of existing gutter and roof on a shed delineated on survey 200302040068
Recording Date: March 13, 2003
Recording No.: 200303130149

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