

Skagit County Auditor  
9/28/2017 Page 1 of 4 \$77.00 1:31PM

When recorded return to:  
Shaun A. Bicknese and Monawar Fahoum-Bicknese  
19405 Clarence Lane  
Mount Vernon, WA 98273

Recorded at the request of:  
File Number: 114625

### Statutory Warranty Deed

THE GRANTOR Main Street Ventures, LLC, a Montana Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to GRANTEE Shaun A. Bicknese and Monawar Fahoum-Bicknese, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:  
Section 29, Township 33 North, Range 4 East, Ptns. SE SW

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P17472, 330429-3-008-0000

Dated 9-27-17

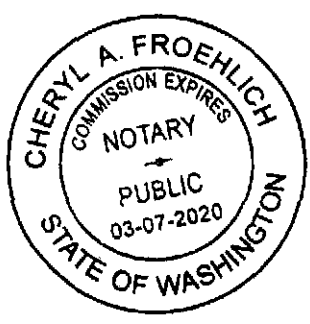
Mainstreet Ventures LLC  
  
By: Jamie Hawk, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20174579  
SEP 28 2017  
Amount Paid \$ 7926.<sup>00</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jamie Hawk is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Authorized Agent of Mainstreet Ventures LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-27-17 



Notary Public in and for the State of Washington  
Residing at Washington  
My appointment expires: 3/7/20

## EXHIBIT A

### PARCEL "A":

The Southeast 1/4 of Southwest 1/4 of Section 29, Township 33 North, Range 4 East, W.M., EXCEPT the North 250 feet thereof, AND EXCEPT the West 792 feet of that portion of said Southeast 1/4 of the Southwest 1/4, lying East of the County road along the West line thereof AND EXCEPT those portions thereof conveyed to the State of Washington by instruments recorded July 27, 1956, and September 30, 1968, under Auditor's File Nos. 539335 and 718744. Situate in the County of Skagit, State of Washington.

### PARCEL "B":

The South 30 feet of the West 792 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 33 North, Range 4 East, W.M., lying East of the County road along the West line a thereof as conveyed to Skagit County by deed recorded September 15, 1913, under Auditor's File No. 98381.

*Exhibit A*  
SCHEDULE "B-1"

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Elmer Johnson, et al  
Recorded: October 17, 1929  
Auditor's No. 227732  
Purpose: Water pipeline  
Area Affected: Undisclosed across the subject property and other property

**B. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:**

Recorded: July 27, 1956  
Auditor's No.: 539335

**C. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:**

Recorded: September 30, 1968  
Auditor's No.: 718744

**D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Larry M. Jensen, et ux  
Recorded: February 7, 1973  
Auditor's No. 780671  
Purpose: Ingress, egress and utilities  
Area Affected: All of Parcel "B"

**E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Charles D. Dralle and Michelle R. Dralle, husband and wife  
And: Clarence Katwijk, also known as Clarence Van Katwyk, and  
Marjean J. Katwijk, also known appearing of record as  
Marjean L. Katwijk, husband and wife, their successors and  
assigns, and Larry M. Jensen and Sheila A. Jensen, husband  
and wife, their successors and assigns  
Dated: December 20, 1996  
Recorded: December 20, 1996  
Auditor's No.: 9612200051  
Regarding: Mutual Easement Agreement

...  
F. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:

And:

Charles D. Dralle and Michelle Dralle

Clarence Katwijk, also known as Clarence Van Katwyk, and  
Marjean L. Katwijk, also known as Jarjean Katwyk, husband  
and wife

Dated:

December 19, 1996

Recorded:

December 20, 1996

Auditor's No.:

96122000053

Regarding:

Agreement to Exchange Easement