

When recorded return to:
Jatinder Singh Parmar
Parmar Holdings Ltd.
210 Ball Street
Sedro Woolley, WA 98284



201710200088

Skagit County Auditor \$78.00
10/20/2017 Page 1 of 5 2:01PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245393294

CHICAGO TITLE
620031480

STATUTORY WARRANTY DEED

THE GRANTOR(S) Parminder Singh Narwal and Jasbir Narwal, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration

in hand paid, conveys, and warrants to Parmar Holdings Ltd., a Washington corporation

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

See attached Exhibit "A"

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

Tract A of Short Plat SW-01-80

Tax Parcel Number(s): P77156, , 4171-002-007-0004

Subject to:

Subject to Exhibit "B"


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20174963
OCT 20 2017

Amount Paid \$29,909.00
Skagit Co. Treasurer
By *TCM* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 17, 2017

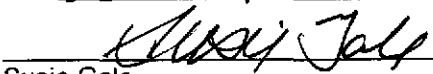

Parminder Singh Narwal


Jasbir Narwal

State of WASHINGTON
County of Whatcom

I certify that I know or have satisfactory evidence that Parminder Singh Narwal and Jasbir Narwal 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 this instrument.

Dated: Oct. 19, 2017


Susie Gale
Notary Public in and for the State of Washington
Residing at: Bellingham, WA
My appointment expires: September 11, 2018

SUSIE GALE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
09/11/2018

EXHIBIT A

For APN/Parcel ID(s): P77156 / 4171-002-007-0004

PARCEL B:

Tract A of Short Plat No. SW-01-80, as per plat recorded in Volume 4 of Short Plats, Page 156, under AF #8008040043, records of Skagit County, Washington.

TOGETHER WITH the East 11.54 feet of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington.

Situate in Skagit County, Washington.

PARCEL B1:

A twenty (20) foot wide easement for ingress, egress and utilities, over, under and across that portion of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington, the centerline of which is described as follows;

Beginning at a point on the West line of said Tract 8 which lies North 2°05'13" West, a distance of 34.72 feet from the Southwest corner thereof; thence North 88°27'25" East, a distance of 96.95 feet to a curve to the right having a radius of 20.00 feet; thence Southeasterly along said curve through a central angle of 54°58'28", and an arc distance of 19.19 feet to a curve to the left having a radius of 20.00 feet; thence Southeasterly along said curve through a central angle of 55°24'45", and an arc distance of 19.34 feet; thence North 88°01'09" East, a distance of 148.95 feet to a point on the West line of the East 23.08 feet of said Tract 8 and the terminal point of this centerline description.

AND TOGETHER WITH an easement for ingress, egress and utilities, over, under and across the East 23.08 feet of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.", per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington.

AND ALSO TOGETHER WITH a twenty (20) foot wide easement for ingress, egress and utilities, over, under and across that portion of Tract A, Tract B, Tract C and Tract D of Short Plat No. SW-01-80, as per plat recorded in Volume 4 of Short Plats, Page 156, under AF #8008040043, records of Skagit County, Washington the centerline of which is described as follows:

Beginning at a point on the East line of said Tract D which lies South 2°05'00" East, a distance of 59.74 feet from the Northeast corner thereof; thence South 87°46'36" West, a distance of 38.68 feet; thence North 4°14'12" West, a distance of 49.87 feet to a point on the South line of the North 10.00 feet of said Short Plat No. SW-01-80; thence South 87°55'09" West parallel with the North line of said Short Plat No. SW-01-80, a distance of 217.64 feet to a curve to the left having a radius of 45.00 feet; thence Southwesterly along said curve through a central angle of 48°02'32", and an arc distance of 37.73 feet to a point on the East line of Tract 8, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH." per plat recorded in Volume 3 of Plats, Page 60, records of Skagit County, Washington, and the terminal point of this centerline description.

Situate in Skagit County, Washington.

PARCEL C:

EXHIBIT A
(continued)

Tracts B, C and D of Short Plat No. SW-01-80, as per plat recorded in Volume 4 of Short Plats, Page 156, under AF #8006040043, records of Skagit County, Washington.

Situate in Skagit County, Washington.

EXHIBIT "B"

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: July 8, 1993
Recording No.: 9307080096

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

Granted to: Cascade Natural Gas Corporation
Purpose: Natural gas pipeline or pipelines
Recording Date: November 19, 1993
Recording No.: 9311190029

MDU Service Agreement including the terms, covenants and provisions thereof

Recording Date: October 26, 1998
Recording No.: 9810260119

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 SHORT PLAT NO. SW-01-80:

Recording No: 8008040043

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

Granted to: Comcast of Washington
Purpose: Broadband communications system
Recording Date: May 23, 2008
Recording No.: 200805230081