



201711140065

Skagit County Auditor

\$77.00

11/14/2017 Page

1 of

4 12:52PM

Recording Requested by and Return to:  
First American Title Insurance Company  
National Commercial Services  
121 South 8<sup>th</sup> Street, Suite 1250  
Minneapolis, MN 55402

20175336  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

NOV 14 2017

Amount Paid \$ 120,155<sup>00</sup>  
By Skagit Co. Treasurer Deputy  
mf

**SPECIAL WARRANTY DEED**

THE GRANTOR, WOOD REALTY, LLC, a Washington limited liability company, for valuable consideration in hand paid, bargains, sells, and conveys to and warrants only as against all claiming by, through or under it to APG REAL ESTATE INVESTMENTS, LLC, a Delaware limited liability company, located at 29088 Airpark Dr., Easton, MD 21601 the following described estate, situated in the County of Skagit, State of Washington:

See attached Exhibit A.

SUBJECT TO all easements, right of ways, covenants, restrictions, reservations, applicable building and zoning ordinances and use regulations and restrictions of record, and payment of accruing present year taxes and assessments as agreed to by parties above.

Tax Parcel Number(s): 340429-0-065-0005 (P28212) and 340429-3-024-0009 (P28738)  
Abbreviated Legal: SE 29-34-04 and SW 29-34-04

[Signature page follows]

Dated: November 1, 2017

WOOD REALTY, LLC

By: Michael Guglietto  
Name: Michael Guglietto  
Its: President

STATE OF WASHINGTON

SS.

COUNTY OF KING

On this 26<sup>th</sup> day of October, 2017, personally appeared before me Michael Guglietto, the President of WOOD REALTY, LLC, a Washington limited liability company, and acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledge it as the free and voluntary act of such company, for the uses and purposes mentioned in this instrument.

Dated: 10-26, 2017

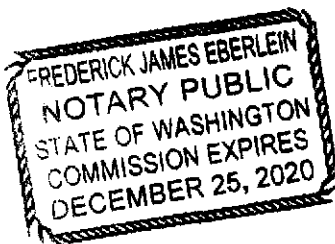
[Signature]

Notary name printed or typed:

Notary Public in and for the State of Washington

Residing at Kirkland WA

My appointment expires: 12-25-20



**EXHIBIT A**

**PARCEL A:**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF THE COUNTY ROAD, KNOWN AS ANDERSON ROAD AND THE WESTERLY LINE OF BLODGETT ROAD AS SAID ROADS EXISTED ON MARCH 21, 1947; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID BLODGETT ROAD TO A POINT 467.5 FEET (MEASURED AT RIGHT ANGLES) NORTH OF THE NORTH LINE OF ANDERSON ROAD; THENCE WEST 412 FEET; THENCE SOUTH TO THE NORTH LINE OF THE COUNTY ROAD; THENCE EAST 524 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT RIGHT OF WAY FOR DRAINAGE DITCH CONVEYED TO DRAINAGE DISTRICT NO. 17 BY DEED RECORDED FEBRUARY 28, 1941, UNDER AUDITOR'S FILE NO. 335876, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED JUNE 21, 1971, UNDER AUDITOR'S FILE NO. 754331, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND ALSO EXCEPT ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF THE NORTH 30 RODS OF THE SOUTH 60 RODS OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER.

AND ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF MOUNT VERNON, A MUNICIPAL CORPORATION OF THE STATE OF WASHINGTON, BY DEED RECORDED MARCH 22, 2011, UNDER AUDITOR'S FILE NO. 201103220046, RECORDS OF SKAGIT COUNTY, WASHINGTON.

**PARCEL B:**

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 34 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE COUNTY ROAD KNOWN AS ANDERSON ROAD, 387 FEET, MORE OR LESS, EAST OF THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SAID POINT BEING THE SOUTHEAST CORNER OF THAT CERTAIN TRACT SOLD ON CONTRACT TO MALCOLM B. KELLER AND WINIFRED E. KELLER, HUSBAND AND WIFE, DATED FEBRUARY 27, 1953 AND RECORDED MARCH 9, 1953, UNDER AUDITOR'S FILE NO. 485701, RECORDS OF SKAGIT COUNTY, WASHINGTON;

THENCE NORTH ALONG THE EAST LINE OF SAID KELLER TRACT TO THE NORTH LINE OF THE SOUTH 30 RODS OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 30 RODS TO THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE WEST LINE, PRODUCED NORTH OF THAT CERTAIN TRACT CONVEYED TO GEORGE E. BOYNTON BY DEED DATED MARCH 21, 1947, AND RECORDED MARCH 21, 1947, UNDER AUDITOR'S FILE NO. 402255, RECORDS OF SKAGIT COUNTY, WASHINGTON; THENCE SOUTH ALONG THE WEST LINE OF SAID BOYNTON TRACT TO THE NORTH LINE OF THE COUNTY ROAD;

THENCE WEST ALONG THE NORTH LINE OF SAID ROAD TO THE POINT OF BEGINNING; EXCEPT THAT PORTION THEREOF CONVEYED TO DRAINAGE DISTRICT NO. 17 OF SKAGIT COUNTY, WASHINGTON, BY DEED DATED FEBRUARY 10, 1941 AND RECORDED FEBRUARY 28, 1941, UNDER AUDITOR'S FILE NO. 335876, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THE NORTH 50 FEET THEREOF AS CONVEYED TO THE DRAINAGE DISTRICT NO. 17 OF SKAGIT COUNTY, WASHINGTON, BY DEED DATED NOVEMBER 15, 1949, AND RECORDED NOVEMBER 28, 1949, UNDER AUDITOR'S FILE NO. 438717, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WEST OF THAT CERTAIN DITCH RIGHT OF WAY CONVEYED UNDER AUDITOR'S FILE NO. 335876, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND ALSO EXCEPT THE WEST 130 FEET THEREOF;

AND ALSO EXCEPT THAT PORTION CONDEMNED BY THE STATE OF WASHINGTON IN DECREE OF APPROPRIATION ENTERED NOVEMBER 29, 1973, UNDER SUPERIOR COURT CAUSE NO. 32871 AND AMENDED BY DECREE ENTERED FEBRUARY 14, 1974.

SITUATED IN SKAGIT COUNTY, WASHINGTON.