

When recorded return to:

John P. Janicki
Huckleberry Hill LLC
13563 Teak Lane
Mount Vernon, WA 98273



201712190096

Skagit County Auditor \$77.00
12/19/2017 Page 1 of 4 1:35PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033188

CHICAGO TITLE
620033188

STATUTORY WARRANTY DEED

THE GRANTOR(S) Edison Investments 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 Huckleberry Hill 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.)

Lot(s): 4 SKAGIT COUNTY SHORT PLAT NO. 91-029 Tax/Map ID(s):

Tax Parcel Number(s): P101557 / 360236-2-003-1106,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175866
DEC 19 2017

Amount Paid \$ 3155.60
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 18, 2017

Edison Investments LLC

BY: [Signature]
Chris Barker
Member

BY: [Signature]
Jennifer Barker
Member

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that CHRIS BARKER
JENNIFER BARKER
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 Members of Edison Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 19, 2017

[Signature]
Name: LOUREA L. GARKA
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

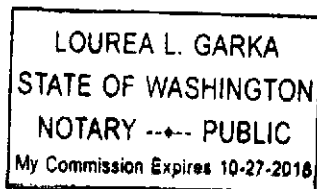


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P101557 / 360236-2-003-1106

PARCEL A:

Lot 4 of SKAGIT COUNTY SHORT PLAT NO. 91-029 as approved June 13, 1991, and recorded June 17, 1991, in Volume 9 of Short Plats, page 377, under Auditor's File No. 9106170082, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 36, Township 36 North, Range 2 East of the Willamette Meridian.

Situated in Skagit County, Washington.

PARCEL B:

An easement for ingress, egress and utilities over and across a strip of land 60 feet in width, more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter of the Northwest Quarter of Section 36, 660 feet South of the Northwest corner thereof;
Thence North 88° 57' East parallel to the North line of said subdivision to a point 340 feet West of the East line of said subdivision;
Thence South parallel to the East line of said subdivision a distance of 60 feet, more or less to a point 600 feet North of the South line of said subdivision;
Thence West parallel to the South line of said subdivision to the West line of said subdivision;
Thence North along the West line of said subdivision a distance of 60 feet, more or less, to the point of beginning.

EXCEPT county road along the West line thereof.

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
Recorded: April 28, 1916
Auditor's No.: 113012, records of Skagit County, Washington
Affects: Said premises and other property
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. 91-029:

Recording No: 9106170082
Note: Easement show across Lot 3 for 20 foot road and utility easement has been extinguished by Quit Claim Deed recorded July 24th, 2001 under Auditor's File No. 200107240092.
3. Native Growth Protection Area - Critical Areas Site Plan and the terms and conditions thereof

Recording Date: March 12, 1998
Recording No.: 9803120069
4. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: October 18, 2017
Recording No.: 201710180050
5. City, county or local improvement district assessments, if any.