



201712200052

Skagit County Auditor \$79.00
12/20/2017 Page 1 of 6 3:30PM

When Recorded Return To:

Marie M. Hayes-Ray
4034 NE 195th Street
Lake Forest Park, WA 98155

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175883
DEC 20 2017

Amount Paid \$0
Skagit Co. Treasurer
By *Mdm* Deputy

QUADIAN NORTHWEST TITLE CO

STATUTORY WARRANTY DEED 115223

(Document Summary)

Grantor: Day Creek Corporation
Grantee: Rainbow Valley Acres LLC
Legal Description (abbreviated): Sect 33, Tnshp 35 N, Range 6 E, W.M., the NW 1/4 of the SE 1/4, Skagit County, WA
Assessor's Property Tax Parcel or Account Number: P42165 (350633-4-002-0004), P132500 (350633-4-002-1103), P42166 (350633-4-002-0103)
Reference Numbers of Document Released: None

THE GRANTOR **Day Creek Corporation**, a Washington corporation,
for no consideration, merely a change in identity of the entities (WAC 458-61A-211),
in hand paid, conveys and warrants to **Rainbow Valley Acres LLC**, a Washington limited liability company,
the following described real estate, situated in the County of Skagit, State of Washington,
see attached Legal Description, herein incorporated by reference,
SUBJECT TO: see attached SCHEDULE "B-1", herein incorporated by reference,
Reference to the above-identified documents should be made for full particulars

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Dated: 19 day of December, 2017

DAY CREEK CORPORATION

By: Marie M. Hayes-Ray
Marie M. Hayes Ray, Director

And By: Elizabeth M. Edelson
Elizabeth M. Edelson, Director

And By: Peter R. Edelson
Peter R. Edelson, Director

STATE OF WASHINGTON)
: ss

County of Snohomish

I certify that I know or have satisfactory evidence that MARIE M. HAYES RAY, ELIZABETH M. EDELSON and PETER R. EDELSON are the persons who appeared before me, and said persons each acknowledged that she/he signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it each as a Director of DAY CREEK CORPORATION, a Washington corporation, to be the free and voluntary act and deed of the said Corporation for the uses and purposes mentioned in the instrument.

DATED this 19 day of December, 2017

[Signature]
NOTARY PUBLIC for the State of Washington

Printed Name: R. N. LUKE

My commission expires 1-7-2020



Legal Description

The Land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 33, Township 35 North, Range 6 East, W.M.; EXCEPT that certain 50 foot wide railroad right-of-way lying 25 feet on each side of the Clear Lake Lumber Company's railroad as surveyed, staked and laid out on January 25, 1918, and as conveyed to said Company by Deed recorded May 20, 1918, as Auditor's File No. 125738, in Volume 110 of Deeds, page 341, records of Skagit County, Washington.

SCHEDULE "B-1"

EXCEPTIONS:

A. THE TERMS AND PROVISIONS INCLUDING TERMINATION PROVISIONS, CONTAINED IN RIGHT-OF-WAY DEED:

Dated: January 25, 1918
Recorded: May 20, 1918
Auditor's No. 125738
Affects: Excepted right-of-way
As Follows: Reference is hereby being made to the record for the full particulars

B. Any question that may arise regarding the exact location of the right-of-way established as Auditor's File No. 125738.

C. Question of the ownership of the right-of-way taxed as P42167 across the subject property as delineated on the Skagit County Assessor's Map, should it be a road other than the right-of-way excepted from property described on Schedule "C" herein.

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Recorded: January 19, 1978
Auditor's No. 872240
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Continental Telephone Company of the Northwest
Recorded: December 15, 1980
Auditor's No. 8012150008
Purpose: Right to construct, maintain, etc., aerial and underground telephone, telegraph and communication structures

Paragraphs "F" and "G" either appear out of the record chain of title OR they affect the right-of-way shown at Paragraph "A" herein above.

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Weyerhaeuser Company
Recorded: August 15, 1986
Auditor's No. 8608150015
Purpose: Easement exchange

An assignment of said Easement was recorded as Auditor's File No. 200811060105.

G. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: November 3, 1994
Auditor's No. 9411030058
Purpose: Road easement

H. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: May 5, 1998
Auditor's No.: 9805050063

I. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Energy, Inc.
Recorded: May 25, 1999
Auditor's No. 9905250036
Purpose: "...utility systems."
Area Affected: Undisclosed 10 foot wide portion of the subject property

J. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Melvin R. Call, et ux
Dated: April 23, 2013
Recorded: April 24, 2013
Auditor's No. 201304240039
Purpose: Waterline, Reservoir and use of Water Service System
Area Affected: Portions of the subject property as described and delineated therein

A Certificate of Water Right recorded as Auditor's File No. 201309110022 may provide notice of third parties using said water system.

K. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between:	Melvin R. Call, et ux
And:	Day Creek Corporation
Dated:	September 28, 2011
Recorded:	September 28, 2011
Auditor's No.:	201109280084
Regarding:	Road Maintenance Agreement

UNOFFICIAL DOCUMENT