

When recorded return to:  
Michael Alexander McIver  
Amy Johanna Boettcher  
P.O. Box 252  
Clearlake, WA 98235



Skagit County Auditor  
1/8/2018 Page

1 of

\$80.00  
7 11:36AM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620033119

CHICAGO TITLE  
620033119

### STATUTORY WARRANTY DEED

THE GRANTOR(S) B and R Ranch 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 Michael Alexander McIver and Amy Johanna Boettcher, husband and wife

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:

Ptn SW 7-36-5E; Ptn NE 13-36-4E; Ptn NW 18-36-5E

Tax Parcel Number(s): P50897/360507-0-008-0008, P49250/360413-1-001-0105,  
P50905/360507-0-011-0003, P50955/360518-0-001-0101,  
P50988/360518-2-001-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201895  
JAN 08 2018

Amount Paid \$ 9617.<sup>00</sup>  
Skagit Co. Treasurer  
By *Jhm* Deputy

STATUTORY WARRANTY DEED  
(continued)

Dated: 1-2-2018

B and R Ranch LLC

BY: [Signature], member  
Keith Barrick  
Member

BY: Robin Barrick, member  
Robin Barrick  
Member

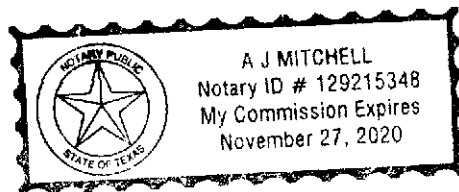
State of ~~WASHINGTON~~ Texas

County of ~~SKAGIT~~ Tarrant

I certify that I know or have satisfactory evidence that Keith Barrick and Robin Barrick are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member and Member, respectively, of B and R Ranch LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-2-2018

[Signature]  
Name: A. J. Mitchell  
Notary Public in and for the State of Texas  
Residing at: Tarrant  
My appointment expires: 11-27-2020



**STATUTORY WARRANTY DEED**  
(continued)

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Keith Barrick is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Member of B and R Ranch LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 1-5-2018

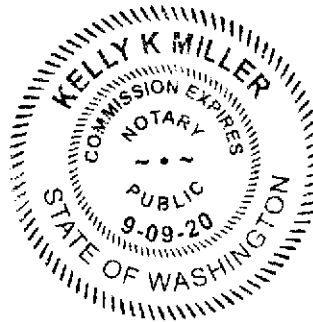


Name: Kelly K Miller

Notary Public in and for the State of WA

Residing at: Mount Vernon

My appointment expires: 9/9/2020



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P50897/360507-0-008-0008, P49250/360413-1-001-0105,  
P50905/360507-0-011-0003, P50955/360518-0-001-0101 and  
P50988/360518-2-001-0008**

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**PARCEL A:**

That portion of Government Lot 4 lying East of the East right of way line of State Road and that portion of the Southeast Quarter of the Southwest Quarter lying Westerly of the Westerly line of the Burlington Northern Railway right of way, all in Section 7, Township 36 North, Range 5 East of the Willamette Meridian;

EXCEPT that portion lying Northerly and Easterly of the following described line:

Beginning at the intersection of the Westerly line of said railroad right of way and the center line of Mill Creek;

Thence Northwesterly along the center line of said creek to the Easterly line of the Samish River;

Thence Northerly along the Easterly line of said river, a distance of 200 feet;

Thence Northwesterly to a point on the Easterly line of the state road which lies 400 feet Southwesterly of the North line of Government Lot 4 of said Section 7, when measured along the Easterly line of said road, said point being the terminus of this line description.

Situated in Skagit County, Washington

**PARCEL B:**

Government Lot 1 and the Northeast Quarter of the Northwest Quarter of Section 18, Township 36 North, Range 5 East of the Willamette Meridian;

EXCEPT that portion lying East of the right of way of the Northern Pacific Railway Company as described in instrument recorded Volume 92 of Deeds, page 242, under Auditor's File No. 97075, records of Skagit County, Washington;

AND EXCEPT that portion thereof lying West of the West line of said Northern Pacific Railway Company right of way and South of the following described line:

Beginning at the Northwest corner of Section 18, Township 36 North, Range 5 East of the Willamette Meridian;

Thence South 19°20'44" West, a distance of 765.42 feet to a point on the East line of Secondary State Highway 1A and the true point of beginning of this line description;

Thence South 74°32'46" East, a distance of 1,129.59 feet, more or less, to the West line of said Northern Pacific Railway Company right of way and the terminus of this line description;

AND ALSO EXCEPT road.

Situated in Skagit County, Washington

**PARCEL C:**

**EXHIBIT "A"**  
Legal Description  
(continued)

The East Half of the Northeast Quarter of the Northeast Quarter of Section 13, Township 36 North, Range 4 East of the Willamette Meridian;

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 177637, records of Skagit County, Washington;

AND EXCEPT the following Tracts 1 and 2:

That portion of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 13, lying West of the East right of way line of Secondary State Highway No. 1-A.

That portion of the East Half of the Northeast Quarter of the Northeast Quarter of said Section 18, lying Easterly of the East right of way line of Secondary State Highway No. 1-A and South of the following described line:

Beginning at the Northwest corner of Section 18, Township 36 North, Range 5 East of the Willamette Meridian;

Thence South 19°20'44" West, a distance of 765.42 feet, to a point on the East line of Secondary State Highway 1-A and the true point of beginning of this line description;

Thence South 74°32'46" East, a distance of 1,129.59 feet, more or less, to the West line of the Northern Pacific Railroad right of way and the terminus of this line description.

Situated in Skagit County, Washington

## EXHIBIT "B"

### Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: September 14, 1956  
Auditor's No(s): 541490, records of Skagit County, Washington  
In favor of: Pacific Northwest Pipeline Corporation, a Delaware corporation  
For: Pipelines  
Affects: Parcels A and B
2. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: September 22, 1964  
Auditor's No(s): 656163, records of Skagit County, Washington  
In favor of: United States of America  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcels A and B
3. Exceptions and reservations as contained in instrument;  
Recorded: August 3, 1949  
Auditor's No.: 434328, records of Skagit County, Washington  
Executed By: The Federal Land Bank of Spokane, a corporation  
As Follows: Reserving unto the grantor 50% of all minerals, oil and gas, in or under the above described land
4. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
In favor of: United States of America  
For: Right of way  
Affects: Parcels A and B  
Condemned In: Decree filed July 19, 1956, in the District Court of the United States for the Western District of Washington, Northern Division, Case No. 40 and Declaration of Taking filed August 23, 1946, in Volume 212 of Deeds, page 239, under Auditor's File No. 395262, records of Skagit County, Washington.
5. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: February 2, 1976  
Auditor's No(s): 829505, records of Skagit County, Washington  
In favor of: Samish Drainage District, a municipal corporation  
For: Drainage, irrigation, flood control and maintenance purposes  
Affects: A strip of land, on each side of the Samish River, from the Bank of the river to a line 25 feet upland from the bank
6. Easement, including the terms and conditions thereof, disclosed by instrument(s);  
Recorded: December 4, 1978  
Auditor's No(s): 892426, records of Skagit County, Washington  
For: Ingress and Egress  
Affects: A 15 foot strip across said premises

## EXHIBIT "B"

### Exceptions (continued)

7. Agreement, including the terms and conditions thereof; entered into;  
By and Between: Robert M. Dillard and Betty I. Dillard, husband and wife and George R. Koetje  
Recorded: January 6, 1982  
Auditor's No.: 8201060024, records of Skagit County, Washington
8. Record of Survey, affected subject property. We have made no determination as to its affect on the boundaries of the property.  
Recorded: November 2, 1978  
Volume: 2  
Page: 125  
Auditor's No.: 890656, records of Skagit County, Washington
9. Terms, conditions, and restrictions of that instrument entitled Notice of Disqualification for Future Federal Disaster Assistance;  
Recorded: December 2, 1985  
Auditor's No(s): 8512020042, records of Skagit County, Washington
10. Terms, conditions, and restrictions of that instrument entitled Notice of On-Site Sewage System Status;  
Recorded: July 22, 1988  
Auditor's No(s): 8807220035, records of Skagit County, Washington
11. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
12. The Land is within or near designated agricultural lands or farm operations upon which a variety of commercial activities may occur that are not compatible with residential development for certain periods of limited duration. You may be subject to inconveniences or discomforts arising from such operations, including but not limited to noise, odors, flies, fumes, dust, smoke, the operation of machinery of any kind during any 24 hour period (including aircraft) the storage and disposal of manure, and the application of spraying or storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides and pesticides. Skagit County has determined that the use of real property for agricultural operations is a high priority and favored use and will not consider those inconveniences or discomforts arising from legally permitted farm operations to be a nuisance if such practices are consistent with commonly accepted best management practices and otherwise comply with local, state and federal laws.