

When recorded return to:

Michael Hughes
18267 Peter Johnson Rd
Mount Vernon, WA 98273



201802090048

Skagit County Auditor

\$81.00

2/9/2018 Page

1 of

8 1:45PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE

620033045

Escrow No.: 620033045

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ward Weidenbach Family LP, formerly known as Weidenbach Family Limited Partnership, a Washington Family Limited Partnership, as to a 61.85% interest and Ward L. Weidenbach and Kerry Weidenbach, Husband and Wife, as to the remainder

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Michael Hughes, a married person

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.)

PTN SW 17-34-03 AND PTN SE 18-34-03 Tax/Map ID(s):

Tax Parcel Number(s): P22132 / 340318-4-002-0205, P22131 / 340318-4-002-0106, P22095 / 340317-3-001-0001, P22096 / 340317-3-002-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

FEB 09 2018

Amount Paid \$ 28,145.00

Skagit Co. Treasurer

By *ME*

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: February 5, 2018

Ward Weidenbach Family LP

BY: [Signature]
Ward Weidenbach
Partner

[Signature]
Ward L. Weidenbach

[Signature]
Kerry Wiedendbach

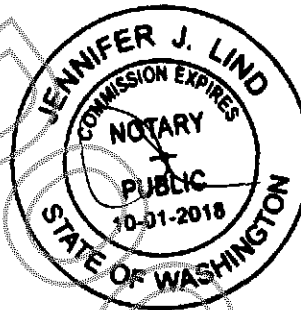
State of Washington
County of Sagit

I certify that I know or have satisfactory evidence that

Ward Weidenbach
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 Partner of Weidenbach Family Limited Partnership to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 2.9.18

[Signature]
Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: Bow
My appointment expires: 10.01.18



STATUTORY WARRANTY DEED

(continued)

State of

Washington

County

of

Skagit

I certify that I know or have satisfactory evidence that

Ward Weidenbach and Kerry Weidenbach

is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

2.9.18

Name

Jennifer J. Lind

Notary Public in and for the State of

WA

Residing at:

Bow

My appointment expires:

10/01/18

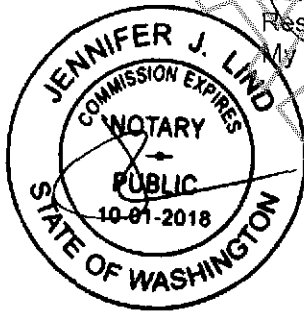


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22132 / 340318-4-002-0205, P22131 / 340318-4-002-0106, P22095 / 340317-3-001-0001 and P22096 / 340317-3-002-0000

PARCEL "A":

The North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ in Section 17, Township 34 North, Range 3 East, W.M.,

EXCEPT road and ditch rights-of-way.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 34 North, Range 3 East, W.M., lying Southerly and Easterly of McCormick Slough;

EXCEPT the North 21 acres thereof as conveyed to Colleen Peth Thulen by deeds recorded December 27, 1976 and February 25, 1977, under Auditor's File Nos. 848105 and 851585, respectively;

AND EXCEPT the County right-of-way, commonly known as LaConner-Whitney Road, along the West line thereof;

AND ALSO EXCEPT that portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 18, lying within the following described tract:

Beginning at a point on the East line of the County road running along the West line of said subdivision which is 458 feet South of the North line thereof;
thence South, along said East line of the County road, a distance of 328 feet;
thence East, parallel to the North line of said subdivision, a distance of 326 feet;
thence North, parallel to the West line of said subdivision, a distance of 178 feet;
thence West, parallel to the North line of said subdivision, a distance of 186 feet;
thence North, parallel to the West line of said subdivision, a distance of 150 feet;
thence West, parallel to the North line of said subdivision, a distance of 140 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The North 21 acres of the Northeast Quarter of the Southeast Quarter of Section 18, Township 34 North, Range 3 East, W.M., lying South of McCormick Slough;

EXCEPT the County right-of-way, commonly known as LaConner-Whitney Road, along the West line thereof;

EXHIBIT "A"

Legal Description (continued)

AND EXCEPT that portion of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 18, lying within the following described tract:

Beginning at a point on the East line of the County road running along the West line of said subdivision which is 310 feet South of the North line thereof;
thence East 170 feet;
thence South 148 feet;
thence West 170 feet to the East line of the County road;
thence North along said road 148 feet to the point of beginning.

AND ALSO EXCEPT any portion thereof lying within the following described tract:

Beginning at a point on the East line of the County road running along the West line of said subdivision which is 458 feet South of the North line thereof;
thence South, along said East line of the County road, a distance of 328 feet;
thence East, parallel to the North line of said subdivision, a distance of 326 feet;
thence North, parallel to the West line of said subdivision, a distance of 178 feet;
thence West, parallel to the North line of said subdivision, a distance of 186 feet;
thence North, parallel to the West line of said subdivision, a distance of 150 feet;
thence West, parallel to the North line of said subdivision, a distance of 140 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. 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: October 22, 1962
Recording No.: 627730
Affects: Portion of said premises

2. 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: November 28, 1988
Recording No.: 881280107
Affects: Portion of said premises

3. 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: November 28, 1988
Recording No.: 8811280108
Affects: Portion of said premises

4. 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.

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

Granted to: George D. McCormick, et ux
Purpose: Water pipe line together with right of ingress and egress to maintain and repair the same
Recording Date: January 31, 1951
Recording No.: 456378

EXHIBIT "B"

Exceptions (continued)

Affects: Portion of said premises - exact location and width not disclosed on the record

6. 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: May 9, 1950
Recording No.: 445389
Affects: Portion of said premises

7. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: April 21, 2003
Recording No.: 200304210259

8. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: November 8, 2010
Recording No.: 201011080041

9. Conservation Easement Deed including the terms, covenants and provisions thereof

Recording Date: August 3, 2012
Recording No.: 201208030148

10. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any.

11. The Land has been classified as Farm and Agricultural Land and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: April 12, 1971
Recording No.: 750939

Continuance
Recording Date: April 12, 2010
Recording No.: 201004120068 and 201004120069

Any sale or transfer of all or a portion of said Land requires execution of a Notice of

EXHIBIT "B"

Exceptions (continued)

Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

12. City, county or local improvement district assessments, if any.