

AFTER RECORDING MAIL TO:

Singletrack Mind, LLC
P.O. Box 2407
Mount Vernon, WA 98273



Skagit County Auditor \$77.00
3/1/2018 Page 1 of 4 3:43PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-166486-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS GARY LOHMAN and GAIL LOHMAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SINGLETRACK MIND LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Gov. Lot 3, 1-34-4 E W.M.
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340401-0-061-0001, P23346

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-166468-OE.

Dated March 1, 2018

Gary Lohman

Gail Lohman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018314
MAR 01 2018

Amount Paid \$ 2,336.⁸⁸
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gary Lohman and Gail Lohman is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 1, 2018

Karen Ashley

Karen Ashley

Notary Public in and for the State of Washington

Residing at Sedro-Woolley

My appointment expires: 9/11/2018

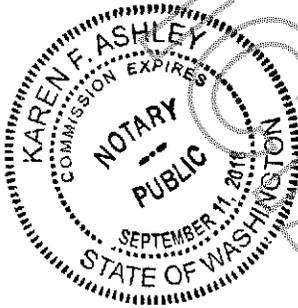


EXHIBIT A

That portion of Government Lot 3 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Government Lot 3;
thence West 435 feet;
thence North 365 feet;
thence East 435 feet;
thence South 365 feet to the point of beginning,

EXCEPT commencing at a point 215 feet North of the Southeast corner of said Government Lot 3;
thence West 150 feet;
thence North 150 feet;
thence East 150 feet;
thence South 150 feet to the point of beginning;

AND EXCEPT commencing at the Southeast corner of said Government Lot 3;
thence North $00^{\circ}09'09''$ East along the East line of said Government Lot 3, a distance of 200.00 feet;
thence South $89^{\circ}59'11''$ West parallel with the South line of said Government Lot 3, a distance of 22.50 feet to the West right of way line of State Route 9 and the point of beginning of this description;
thence South $89^{\circ}59'11''$ West, a distance of 192.57 feet;
thence South $00^{\circ}00'49''$ East, a distance of 175.00 feet to the North right of way line of Francis Road;
thence North $89^{\circ}59'11''$ East along the North line of Francis Road, a distance of 194.03 feet to its intersection with the West line of said State Route 9,
thence North $00^{\circ}29'37''$ West along the West line of State Route 9, a distance of 175.01 feet to the point of beginning.

AND EXCEPT that portion of Government Lot 3, Section 1, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Government Lot 3;
thence North $00^{\circ}09'09''$ East along the East line of said Government Lot 3, a distance of 200.00 feet;
thence South $89^{\circ}59'11''$ West parallel with the South line of said Government Lot 3, a distance of 22.50 feet to the West line of State Route 9 and the point of beginning of this description;
thence continuing South $89^{\circ}59'11''$ West, a distance of 132.07 feet;
thence North $00^{\circ}56'17''$ West, a distance of 103.47 feet;
thence North $88^{\circ}37'14''$ East, a distance of 6.55 feet to a point on the West line of the East 150.00 feet of said Government Lot 3;
thence South $00^{\circ}09'09''$ West, a distance of 88.61 feet to a point 215.00 feet North of the South line of said Government Lot 3;
thence North $89^{\circ}59'11''$ East parallel with the South line of said Government Lot 3, a distance of 127.33 feet to the West line of State Route 9;
thence South $00^{\circ}29'37''$ East, a distance of 15.00 feet to the point of beginning.

AND EXCEPT any portion thereof lying within the rights of way of State Highway 9 and Francis Road.

Situate in the County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT