

POOR ORIGINAL

When recorded return to:
CPC Materials, Inc, a California corporation
5975 E. Marginal Way South
Seattle, WA 98134



201804110067

Skagit County Auditor \$78.00
4/11/2018 Page 1 of 5 11:34AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

10500 NE 8th St., Suite 600
Bellevue, WA 98004

Escrow No.: 0115075-OC

CHICAGO TITLE
620033281

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jack & Joan Hilde Family, L.L.C., 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 CPC Materials, Inc, a California corporation

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 TRACT 2 SKAGIT COUNTY SHORT PLAT NO. 44-87 AKA PARCEL A BLA 200803040059

Tax Parcel Number(s): P117970/340309-1-002-0300,

Subject to:

Exceptions Set forth on attached Exhibit "B" and by this reference made a part hereof as if fully
incorporated herein.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181437
APR 11 2018

Amount Paid \$ 26,705.⁰⁰
Skagit Co. Treasurer
By *mhm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 5, 2018

Jack & Joan Hilde Family, L.L.C., a
Washington limited liability company

BY: Jack Hilde
Jack Hilde, Manager/Member

BY: Joan L. Hilde
Joan L. Hilde, Manager/Member

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jack Hilde and Joan L. Hilde 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 Manager/Member and Manager/Member, respectively, of Jack & Joan Hilde Family, L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 4.10.18
Jennifer J. Lind
Name: Jennifer J. Lind
Notary Public in and for the State of WA
Residing at: Bow
My appointment expires: 10/01/18

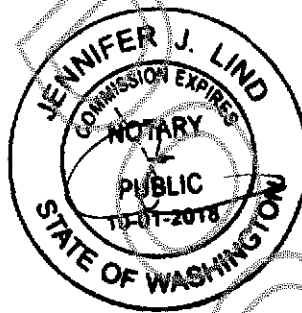


EXHIBIT "A"
Legal Description

That portion of Tract 2, Skagit County Short Plat No. 44-87, approved December 29, 1987, and recorded December 30, 1987, in Volume 8 of Short Plats, page 11, under Auditor's File No. 8712300001, records of said County and State, being a portion of the Northwest quarter of the Northeast quarter of said Section 9, lying East of that portion conveyed to Skagit County for road and utility purposes by deed recorded as Skagit County Auditor's File No. 200107270007, lying Northerly of the centerline of that certain 50-foot wide oil pipeline easement conveyed to Trans Mountain Oil Pipeline Corp. by instrument dated July 9, 1954 and recorded September 16, 1954 under Auditor's File No. 506571, in the Auditor's office of said County and State, and lying South of the following described line:

Commencing at the Northeast corner of said Tract 2; thence South 01 degrees 15'35" West along the East line thereof, a distance of 607.51 feet to the point of beginning of said described line; thence North 88 degrees 50'18" West along said line, a distance of 486.45 feet to a point on the East line of said Skagit County tract and the end of said described line.

All of the above being a portion of the Northwest ¼ of the Northeast ¼ of Section 9, Township 34 North, Range 3 East W.M..

Said premises being also known as Parcel "A" of that certain boundary line adjustment recorded as Auditor's File No. 200803040059.

Situated in Skagit County, Washington.

EXHIBIT "B" EXCEPTIONS

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

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: Oil pipe line
Recording Date: September 16, 1954
Recording No.: 506571
Affects: Portion of said premises

Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, 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. 44-87:

Recording No: 8712305001

Agreement including the terms, covenants and provisions thereof

Recording Date: September 14, 1992
Recording No.: 9209140053

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

Granted to: Skagit County
Purpose: Roadway purposes and franchise access to any utilities
Recording Date: July 27, 2001
Recording No.: 200107270007
Affects: A 60 foot wide portion of the subject property

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

Granted to: City of Burlington
Purpose: Sewer System
Recording Date: January 7, 2002
Recording No.: 200201070173
Affects: Portion of said premises

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

Granted to: Port of Skagit County
Purpose: Avigation easement
Recording Date: March 17, 2005
Recording No.: 200503170064

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

Granted to: Public Utility District No. 1
Purpose: Water lines and related facilities
Recording Date: July 10, 2007
Recording No.: 200707100078
Affects: Portion of said premises

Boundary Line Adjustment Quit Claim Deed Including the terms, covenants and provisions thereof

Recording Date: March 4, 2008
Recording No.: 200803040059

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

Granted to: Sierra Pacific Industries
Purpose: Utilities
Recording Date: June 11, 2008
Recording No.: 200806110060
Affects: Portion of said premises

EXHIBIT "B"
EXCEPTIONS

Amended
Recording Date: December 17, 2009
Recording No.: 200912170055

Notice of Airport Noise and Overflight Effects including the terms, covenants and provisions thereof
Recording Date: March 5, 2009
Recording No.: 200903050091

Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: December 2, 2009
Recording No.: 200912020038

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

Granted to: Sierra Pacific Industries
Purpose: Storm Water System
Recording Date: December 21, 2009
Recording No.: 200912210102

Amended:
Recording Date: December 29, 2009
Recording No.: 200912290047

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

Granted to: Sierra Pacific Industries
Purpose: Sanitary Sewer System
Recording Date: December 17, 2009
Recording No.: 200912170053
Affects: Easement over McFarland Road and Lot 8

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

Granted to: Sierra Pacific Industries
Purpose: Access and Utilities
Recording Date: December 17, 2009
Recording No.: 200912170052
Affects: Easement over McFarland Road

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

Granted to: Sierra Pacific Industries
Purpose: Utilities
Recording Date: December 17, 2009
Recording No.: 200912170054
Affects: Easement over Tract B of Boundary Line Adjustment recorded as Auditor's File No. 200803040059

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

Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: March 29, 2010
Recording No.: 201003290136
Affects: Portion of said premises