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Skagit County Auditor

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When recorded return to:
Evan O. Thomas III
Attorney-at-Law
8936 N. Mercer Way
Mercer Island, Washington 98040

Trustee's Deed

The Grantor, Samuel B. Traff, as the sole trustee of The Robert S. Traff Family Trust (the "Trust"), in order to settle the Trust and distribute its remaining assets to its remainder beneficiaries following the death of Astrid. M. Traff on November 16, 2017, hereby grants, conveys, warrants and confirms an undivided twenty-five percent (25%) interest to each of **the Grantees**, Susan K. Traff, a married woman as her separate property, and Samuel B. Traff, a married man as his separate property, in the following described parcel of undeveloped real estate, situated Skagit County, Washington, together with all after acquired title therein (the "Property"):

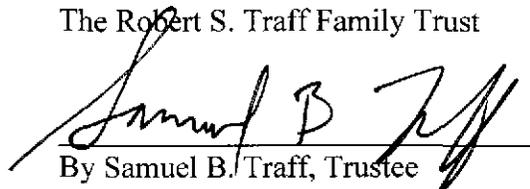
That portion of the West half (1/2) of the Northwest quarter (1/4) of Section 10, Township 34 N., Range 3 E., W. M described on the attached Exhibit A, TOGETHER WITH the three easements described on Exhibit A.

As a result of this conveyance, the undivided interests in the Property are held by the co-tenant owners in the following percentages: 25% by Susan K. Traff, 25% by Samuel B. Traff, 25% by Coralee Stark and Cheryl Norton, co-trustees of the Roy W. H. Johnson Testamentary Trust, and 25% by Frank M. Buty, Kim D. Buty and Steven G. Buty as Co-Trustees of the Frank C. Buty Family Trust.

The Skagit County Assessor's Tax Parcel number for the above described real estate is # P21338 103403-2-002-0108.

DATED as of April 17, 2018.

The Robert S. Traff Family Trust


By Samuel B. Traff, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20181576
APR 19 2018

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

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

On this day, personally before me, Samuel B. Traff, to me known to be the individual described in the foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed in his capacity as the trustee of the Robert S. Traff Family Trust for the uses and purposes therein mentioned.

Dated April 17, 2018.

Evan O. Thomas III
EVAN O. THOMAS III
NOTARY PUBLIC in and for
the State of Washington
residing at Mercer Island
My appointment expires: 7-1-19

EVAN O. THOMAS III
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
07-01-19

EXHIBIT A

DESCRIPTION:

That portion of the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 10, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision; thence North $89^{\circ}56'48''$ West along the North line thereof, a distance of 60.00 feet to the point of beginning of this description; thence South $0^{\circ}33'15''$ West parallel with the East line of said subdivision, a distance of 1342.52 feet to a point on the South line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 10; thence North $89^{\circ}31'58''$ West, a distance of 168.28 feet; thence South $89^{\circ}25'25''$ West, a distance of 1001.22 feet; thence North $0^{\circ}33'15''$ East, parallel with the West line of said Section 10, a distance of 1713.10 feet to a point on the North line of Section 10, which is 148.00 feet from the Northwest corner of Section 10; thence South $88^{\circ}56'48''$ East along the North line of Section 10, a distance of 1104.46 feet to the point of beginning.

TOGETHER WITH the following described Easements No. 1, 2 and 3:

Easement No. 1: A non-exclusive easement for road purposes over and across a strip of land 30 feet in width, being 15 feet on each side of a line described as follows:

Beginning at the Southeast corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East, W.M.; thence North $57^{\circ}19'30''$ West, a distance of 333.50 feet; thence South $29^{\circ}36''$ West, a distance of 145.20 feet to the true point of beginning of this description; thence continue South $29^{\circ}36''$ West, a distance of 204.83 feet; thence South $1^{\circ}32'30''$ East to the point of intersection with the Northerly line of the Great Northern Railway right-of-way and the terminal point of said line.

Easement No. 2: A non-exclusive easement for ingress, egress, and utility purposes over and across a 60 foot strip of land described as follows:

Beginning at the Southwest corner of the above described Tract B; thence North $0^{\circ}33'15''$ East along the West line of said Tract B, a distance of 60.00 feet; thence North $89^{\circ}26'45''$ West, a distance of 60.00 feet; thence South $0^{\circ}33'15''$ West, a distance of 600.08 feet; thence South $66^{\circ}55'36''$ East, a distance of 165.89 feet; thence 136.94 feet along the arc of a tangent curve to the right having a radius of 120 feet and a central angle of $65^{\circ}23'06''$; thence South $1^{\circ}32'30''$ East, a distance of 67 feet to the South line of that certain tract of land as conveyed to Warren R. Good and Viola M. Good, husband and wife, by instrument dated July 29, 1965 and recorded August 9, 1965, under Auditor's File No. 670057, records of Skagit County;



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DESCRIPTION CONTINUED;

thence North $89^{\circ}32'40''$ East along said South line, 60.00 feet;
thence North $1^{\circ}32'30''$ West, a distance of 88.13 feet;
thence 205.41 feet along a curve to the left with a 180 foot radius
and a central angle of $65^{\circ}23'06''$;
thence North $66^{\circ}55'36''$ West, a distance of 145.82 feet to the South-
west corner of that certain tract of land as conveyed to Eugene A.
Pearce by instrument recorded under Auditor's File No. 778342,
records of Skagit County;
thence North $0^{\circ}33'15''$ East along the West line of said Pearce Tract,
500 feet to the point of beginning.

Easement No. 1: A non-exclusive easement for road and utility
purposes over, under and through a 60 foot strip of land described
as follows:

Beginning at the Northwest corner of Section 10, Township 36 North,
Range 3 East, W.M.;

thence South $88^{\circ}56'48''$ East along the North line of said Section 10,
a distance of 148.00 feet;

thence South $0^{\circ}33'15''$ East parallel with the West line of said Section
10, a distance of 1713.10 feet to the Southwest corner of Tract A,
described above, and the point of beginning of this description;

thence South $69^{\circ}26'15''$ West along the Southerly line of Tract B, a
described above, a distance of 158.62 feet;

thence South $50^{\circ}24'26''$ West along the South line of said Tract B, a
distance of 457.80 feet;

thence South $89^{\circ}32'40''$ West, along the South line of said Tract B,
a distance of 229.23 feet to the point of curvature of a curve to
the right having a central angle of $35^{\circ}17'43''$ and a radius of 170 feet;

thence Westerly along said curve a distance of 104.72 feet to the
point of curvature of a curve to the left having a central angle of
 $93^{\circ}08'49''$ and a radius of 110 feet;

thence Westerly along said curve, a distance of 178.83 feet;

thence South $89^{\circ}32'40''$ West, a distance of 15.85 feet to the South-
west corner of Tract B;

thence North $0^{\circ}33'15''$ East, a distance of 73.01 feet to a point on a
curve to the right having a central angle of $74^{\circ}36'20''$, a radius of
170 feet, the radius point of which bears South $39^{\circ}45'58''$ East;

thence Easterly along said curve for an arc distance of 221.36 feet
to the point of curvature of a curve to the left having a central
angle of $35^{\circ}17'43''$ and a radius of 110 feet;

thence Easterly along said curve, an arc distance of 47.76 feet;

thence North $89^{\circ}32'40''$ East, a distance of 129.70 feet to the point
of curvature of a curve to the left having a central angle of $39^{\circ}08'14''$
and a radius of 220 feet;

thence Easterly along said curve, an arc distance of 150.25 feet;

thence North $50^{\circ}24'26''$ East, a distance of 368.33 feet;

thence North $69^{\circ}26'15''$ East, a distance of 191.85 feet to the West
line of Tract A, described above;

thence South $0^{\circ}33'15''$ West along the West line of Tract A, a distance
of 84.32 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

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