



201805150033

05/15/2018 10:35 AM Pages: 1 of 4 Fees: \$77.00  
Skagit County Auditor

When recorded return to:  
Nordic Property Holdings LLC  
PO Box 1545  
Burlington, WA 98233

Recorded at the request of:  
Guardian Northwest Title  
File Number: 115506

Statutory Warranty Deed

115506  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Evelyn J. Youngquist, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nordic Property Holdings LLC the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Section 8, Township 34 North, Range 4 East, W.M.; Ptn. NW 1/4 NW 1/4

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P24185, 340408-0-066-0009

Dated 5-14-18

*Evelyn Youngquist*  
Evelyn Youngquist

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 1984  
MAY 15 2018  
Amount Paid \$ 16,025.<sup>00</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

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

Date: 5.14.18

*Eleanor Romero*  
Printed Name: ~~Katie Hiekok~~ Eleanor Romero  
Notary Public in and for the State of Washington  
Residing at mt. vernon  
My appointment expires: ~~1/07/2019~~ 6/23/2021



Order No:

**EXHIBIT A**

That portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said subdivision; thence West along the North line of said subdivision, a distance of 112.76 feet to the true point of beginning of this description; thence continuing West along the North line of said subdivision a distance of 192.72 feet; thence South  $2^{\circ}17'15''$  East a distance of 611.31 feet; thence East a distance of 193.38 feet; thence North  $2^{\circ}21'00''$  West a distance of 611.32 feet to the true point of beginning, EXCEPT the North 30 feet thereof, being that County road known as the Pease Road, AND EXCEPT the West 30 feet thereof.

TOGETHER WITH that portion of the Northwest Quarter of the Northwest Quarter of Section 8, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of that certain parcel, as conveyed to Marvin K. Youngquist and Evelyn Youngquist, under Statutory Warranty Deed recorded in Volume 933, at pages 340 and 341, under Auditor's File No. 9010010110, records of Skagit County, Washington; thence South  $89^{\circ}01'59''$  East, along the South line of said parcel, 163.36 feet to the Southeast corner of said parcel; thence South  $1^{\circ}23'18''$  East, 6.21 feet; thence North  $89^{\circ}01'59''$  West, 163.36 feet to a point which bears South  $1^{\circ}19'35''$  East from the point of beginning; thence North  $1^{\circ}19'35''$  West, 6.20 feet to the point of beginning.

**Exhibit B**

**EXCEPTIONS:**

**A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Pacific Telephone and Telegraph Company  
Recorded: May 13, 1927  
Auditor's No. 203675  
Purpose: Electric transmission line

**B. PROTECTIVE COVENANTS, EASEMENTS AND/OR ASSESSMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:**

Recorded: July 7, 1970  
Auditor's No.: 740925  
Executed By: The Port of Skagit County, a Municipal Corporation of the State of Washington

Affect, if any, of Rescission of Protective Covenants and Declaration of Conditions, Covenants and Restrictions for Hopper Road Business Park, recorded January 30, 2003, under Skagit County Auditor's File No. 200301300163.

**C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: City of Burlington  
Recorded: November 26, 1990  
Auditor's No. 9011260058  
Purpose: Utility easement  
Area Affected: North 20 feet of subject property

**D. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:**

Name: Survey for Port of Skagit County  
Recorded: July 1, 1996  
Auditor's No.: 9607010033

E. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Hopper Road Business Park Revised BSP  
Recorded: January 30, 2003  
Auditor's No.: 200301300162

F. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: The Port of Skagit County  
Recorded: January 18, 2000  
Auditor's No.: 200001180092