

When recorded return to:

Seas Holding
POB 1667
Mount Vernon
WA 98273



201806010107

06/01/2018 03:47 PM Pages: 1 of 4 Fees: \$77.00
Skagit County Auditor

Filed for record at the request of:

Fidelity National Title

COMPANY OF WASHINGTON, INC.

2910 Colby Ave., Suite 100
Everett, WA 98201-4075

Escrow No.: 611187197

CHICAGO TITLE
620034930

STATUTORY WARRANTY DEED

THE GRANTOR(S) Richard S. Duffy as Trustee of the Richard Duffy Testamentary Trust as created in Skagit County Probate No. 03-4-00130-9 and Richard S. Duffy as Trustee of Marje W. Duffy Testamentary Trust as created in Skagit County Probate No. 10-4-00140-9

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration and as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys, and warrants to Seas Holding LLC a Washington Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

See Attached for Legal Description

Subject to: Second Half 2018 Real Estate Taxes.

Subject to: Easements, Restrictions, Covenants, Conditions, Rights, Reservations, Notes, Dedications, Agreements of Public Record.

Abbreviated Legal:

PTM. SE NE 17-34-04

Tax Parcel Number(s): P25886/340417-1-014-0009

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2343
JUN 01 2018

Amount Paid \$ 36,495.00
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 1, 2018

Richard Duffy Testamentary Trust as created in Skagit County Probate No. 03-4-00130-9

BY: [Signature]

Richard S. Duffy
Trustee

Marje W. Duffy Testamentary Trust as created in Skagit County Probate No. 10-4-00140-9

BY: [Signature]

Richard S. Duffy Trustee

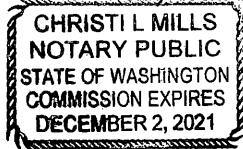
State of WASHINGTON

County of SNOHOMISH

I certify that I know or have satisfactory evidence that Richard S. Duffy

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 Trustee of Richard Duffy Testamentary Trust and Marje W. Duffy Testamentary Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: JUNE 1, 2018



[Signature]
Name: CHRISTI L. MILLS
Notary Public in and for the State of WA
Residing at: Arundelton
My appointment expires: 12/2/21

LEGAL DESCRIPTION

For APN/Parcel ID(s): P25886/ 340417-1-014-0009

Parcel "M":

The North 285.33 feet of the South 565.33 feet of the West 333.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the North 285.33 feet of the South 565.33 feet of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

EXCEPT that portion thereof lying Southerly and Westerly of the following described line:

BEGINNING at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 (East 1/4 corner) of said Section 17, Township 34 North, Range 4 East, W.M.;

thence North 87°54'52" West (called North 87°55'03" West in previous description) along the South line of said subdivision for a distance of 345.83 feet;

thence North 0°14'22" West (called North 0°14'33" West in previous description) for a distance 280.23 feet, more or less, to the North line of the South 280.00 feet (as measured parallel with and perpendicular to the South line) and being the TRUE POINT OF BEGINNING of said line;

thence continue North 0°14'22" West for a distance of 5.00 feet;

thence North 87°54'52" West for a distance of 137.21 feet;

thence North 1°07'34" East for a distance of 29.50 feet;

thence North 87°54'52" West for a distance of 118.50 feet;

thence North 1°07'34" East for a distance of 124.00 feet;

thence North 87°54'52" West for a distance of 72.35 feet, more or less, to the West line of the East 15.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 (as measured parallel with and perpendicular to the East line) of said Section 17, Township 34 North, Range 4 East, W.M. and being the terminus of said line.

ALSO TOGETHER WITH non-exclusive easements shown as Parcels "N" and "O" below:

Parcel "N":

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the West 30.00 feet of the following described Parcel:

The East 98.50 feet of the West 143.50 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the West 45.00 feet of the North 250.00 feet of the South 280.00 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

TOGETHER WITH the East 15.00 feet of the North 250.00 feet of the South 280.00 feet of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.

LEGAL DESCRIPTION

(continued)

EXCEPT that portion of said West 30 feet lying within Tract 1 of City of Mount Vernon Short Plat No. MV-11-80 approved November 21, 1980.

ALSO EXCEPT that portion of the said West 30 feet lying within the right-of-way for College Way along the South line thereof.

PARCEL "O":

A non-exclusive easement for ingress, egress, drainage, utilities and signs over, under and upon the North 30.00 feet of the South 391.50 feet of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 34 North, Range 4 East, W.M.,

EXCEPT the West 333.00 feet thereof;

AND EXCEPT the East 30.00 feet thereof.

All situate in the City of Mount Vernon, County of Skagit, State of Washington.

Also known as Parcel B as shown in Survey recorded under Auditor's File No. 201407180015.