

When recorded return to:
Jack Wallace
Ardtrasna, LLC
P.O. Box 569
Burlington, WA 98233

201808100041
08/10/2018 12:18 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035343

CHICAGO TITLE
620035343

STATUTORY WARRANTY DEED

THE GRANTOR(S) CEP Properties LLC, 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 Ardtrasna, LLC, a Washington Limited Liability Company
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 NE SE, 36-35-03 Tax/Map ID(s):

Tax Parcel Number(s): P35413 / 350336-1-005-0007,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 3527
AUG 10 2018

Amount Paid \$ 0
Skagit Co. Treasurer
By HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 8, 2018

CEP Properties LLC

BY: Sandra Coons
Sandra Coons
Sole Member and Manager

State of Oregon
Clackamas County of Clackamas
Coons sc

I certify that I know or have satisfactory evidence that Sandra ~~Coons~~ is the person(s) who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Sole Member & Manager of CEP Properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 8-8-18

Sandra Kelsey
Name: Sandra Kelsey
Notary Public in and for the State of Oregon
Residing at: Aloha Oregon
My appointment expires: 10-21-19

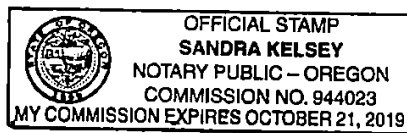


EXHIBIT "A"
Legal Description

The North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 3 East, W.M.

EXCEPT that portion beginning at the intersection of the West line of the County Road and the South line of said subdivision;
thence North along the West line of the County Road 175 feet;
thence West 249 feet;
thence South 175 feet to the South line of said subdivision;
thence East to the POINT OF BEGINNING.

AND EXCEPT that portion described as follows:

BEGINNING at the intersection of the West line of the County Road (Pulver Road) and the South line of said North 1/2 of the Northeast 1/4 of the Southeast 1/4 (being 20 feet West of the East line of the Southeast 1/4 of said Section 36) being the Southeast corner of that certain property conveyed to Zachary James McCabe and Victoria Maria Jean McCabe, husband and wife, by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201711300131;
thence North 1°36'48" West along said West line of the County Road (Pulver Road) for a distance of 175.00 feet to the Northeast corner of said McCabe parcel and being the TRUE POINT OF BEGINNING;
thence continue North 01°36'48" West along said West line of the County Road (Pulver Road) for a distance of 175.03 feet;
thence North 89°46'50" West for a distance of 249.00 feet;
thence South 01°36'48" East for a distance of 175.03 feet, more or less, to the Northwest corner of said McCabe parcel at a point bearing North 89°46'50" West from the TRUE POINT OF BEGINNING;
thence South 89°46'50" East along the North line of said McCabe parcel for a distance of 249.00 feet, more or less, to the TRUE POINT OF BEGINNING.

AND ALSO EXCEPT roads.

SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement for drainage ditch including the terms, covenants and provisions thereof
Recording Date: November 14, 1960
Recording No.: 600804
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Public Utility District No. 1 of Skagit County, Washington
Purpose: Water pipelines
Recording Date: April 2, 1996
Recording No.: 9604020064
3. Title Notification including the terms, covenants and provisions thereof
Recording Date: April 8, 1998
Recording No.: 9804080089
4. City, county or local improvement district assessments, if any.