



201808240060

08/24/2018 11:40 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Skagit County
1800 Continental Place
Mount Vernon WA 98273

Recorded at the request of:

File Number: 115606

Statutory Warranty Deed

¹¹⁵⁶⁰⁶
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Bajo Development, LLC, a Washington state limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Skagit County, a political subdivision of the State of Washington the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Portions of Lots 2, 3 and 6 of Jameson Acreage

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): P104178, 4163-000-006-0100, P76502, 4163-000-002-0409, P76503, 4163-000-003-0101

Dated 8.23.18

Bajo Development, LLC
By: Bradley W. Watson, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183755
AUG 24 2018
Amount Paid \$ 147.40
Skagit Co. Treasurer
By mm Deputy

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20183756
AUG 24 2018
Amount Paid \$6,982.60
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bradley W. Watson is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Manager of Bajo Development, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8.23.18

Elizabeth Cambrea

Jared Ball
Notary Public in and for the State of Washington
Residing at Burlington, Washington Camano Island
My appointment expires: 3/23/2021 3.20.21

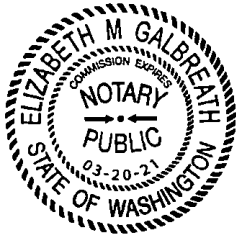


EXHIBIT A

Those portions of Lots 2, 3 and 6, of the plat of "MAP OF ACREAGE PROPERTY IN NORTH ½ OF NORTHWEST ¼ AND LOT 1 OF SECTION 26, TOWNSHIP 35 NORTH, RANGE 4 EAST," (sometimes referred to as Jameson Acreage), recorded in Volume 3 of Plats, page 20, records of Skagit County, Washington, described as follows:

Begin at a point on the West line of said Lot 3 which is the Northwest corner of that certain tract conveyed to the Skagit Valley Convalescent Center, Inc., a Washington corporation, by Deed recorded January 6, 1994, as Auditor's File No. 9401060096, thence North 88°32'35" East along the North line of said tract, a distance of 367.30 feet, thence South 19°11'34" East along the Easterly line of said tract, a distance of 343.89 feet, to a point on the Northerly right-of-way line of State Highway No. 20; thence North 60°19'31" East along the Northerly line of said State Highway No. 20, to the Southwest corner of that certain tract conveyed to Edward M. Nelson, et ux, by Deed recorded February 11, 1971, as Auditor's File No. 748702; thence North along the West line of said Nelson property, a distance of 235 feet, more or less, to the North line of said Lot 2; thence West along the North line of said Lots 2 and 3 to the Northwest corner of Lot 3; thence South along the West line of Lot 3 to the true point of beginning.

Exhibit B

EXCEPTIONS:

A. 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: Map of Jameson Acreage Property
Recorded: March 3, 1896
Auditor's No.: 23894

B. 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 (of adjacent property)
Recorded: November 30, 1993
Auditor's No.: 9311300112

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Sedro-Woolley, a municipal corporation in Skagit County, Washington, and its successors and assigns
Recorded: March 22, 2007
Auditor's No. 200703220091
Purpose: Installing, laying, constructing, maintaining, inspecting, repairing, removing, replacing, renewing, using and operating sewer lines, together with all facilities, connectors and appurtenances ("Sewer Lines"), including the right of ingress and egress with all necessary vehicles and equipment for said purposes
Area Affected: Portion of the subject property

D. Implied easement, if any, for Brickyard Creek as delineated across a Southerly portion of the subject property on the Skagit County Assessor's map.