

201809280165

09/28/2018 03:45 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

When recorded return to:
Memphis Investments, LLC
1420 Riverside Drive
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 116616

Statutory Warranty Deed

116616
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Kaptein Investments, LLC for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Memphis Investments, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 17, Township 34 North, Range 4 East, NW SW

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): P25994, 340417-3-009-0002, P25537, 340417-0-008-0009

Dated

9/28/2018

Kaptein Investments, LLC

By: Edward J. Kaptein, Member

By: Cheryl A. Kaptein, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 4350

SEP 28, 2018

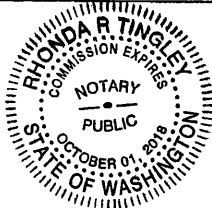
STATE OF Washington
COUNTY OF Skagit SS:

Amount Paid \$ 18,890.78
Skagit Co. Treasurer
By HB Deputy

I certify that I know or have satisfactory evidence that Edward J Kaptein and Cheryl A Kaptein is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Members of Kaptein Investments LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

9-28-18



Rhonda R Tingley
Notary Public in and for the State of Washington
Residing at Washington
My appointment expires: 10-1-18

EXHIBIT A**PARCEL A:**

That portion of the North Half of the Northwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said North Half of the Northwest Quarter of the Southwest Quarter;

Thence East 210 feet;

Thence North 50 feet;

Thence West 210 feet;

Thence South 50 feet to the point of beginning.

EXCEPT that portion conveyed to City of Mount Vernon by deed recorded December 3, 2007 under Auditor's File No. 200712030190.

Situated in Skagit County, Washington.

PARCEL B:

That portion of the South Half of the Northwest Quarter of the Southwest Quarter of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of said South Half of the Northwest Quarter of the Southwest Quarter which is 412 feet East of the center line of State Road No. 1, according to survey of said road, approved by the State Highway Engineer on August 27, 1926;

Thence West along the North line of said South Half of the Northwest Quarter of the Southwest Quarter 375 feet to the East marginal line of a 7.00 foot easement along the East line of said State Road No. 1, granted to the State of Washington by instrument dated September 10, 1947 and filed for record under Skagit County Auditor's File No. 412320;

Thence South along the East marginal line of said easement 145 feet;

Thence South 89°40'37" East 350 feet;

Thence North 0°06'23" East 147.04 feet to the point of beginning.

Situated in Skagit County, Washington

TOGETHER WITH an easement for ingress and egress over and across a strip of land 25.00 feet wide along and adjoining the South and East lines of said premises.

Exhibit B**EXCEPTIONS:****A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: State of Washington
Recorded: December 17, 1947
Auditor's No. 412320
Purpose: Constructing, installing, locating and/or maintaining highway slopes, sidewalks, sidewalk areas and/or poles in excavations and/or embankments
Area Affected: West 7 feet of Parcel B

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Safeway Stores
Recorded: September 22, 1950
Auditor's No. 451299
Purpose: Ingress and egress
Area Affected: 25 foot wide parcel disclosed in legal description. Said easement is also shown on Short Plat No. MV-6-79 recorded under Auditor's File No. 7907300028

C. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Mount Vernon, Washington, a Municipal Corporation
Recorded: June 26, 1958
Auditor's No. 567033
Purpose: To lay, maintain, operate, replace and remove at any time a sewer pipe or pipes, line or lines for the transportation of sewage and if necessary to erect, maintain and operate said lines, with right of ingress and egress to and from the same
Area Affected: Portion of subject property and other property

D. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Edward J. Kaptein and Cheryl A. Kaptein, husband and wife
Dated: March 18, 1993
Recorded: April 8, 1993
Auditor's No. 9304080062
Purpose: "...right to use..."
Area Affected: Adjoining easement rights

E. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Edward J. and Cheryl J. Kaptein, husband and wife
Recorded: April 25, 2002
Auditor's No. 200204250074
Purpose: Ingress, egress and utilities and fill placement
Area Affected: Portion of subject property

F. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: State of Washington
Recorded: August 21, 1947
Auditor's No. 408652
Purpose: Sidewalks, Highway Slopes and other related rights
Area Affected: West 7 feet of Parcel A