

When recorded return to:
Gordon Avera and Kelsey Avera
25830 44th Ave NE
Arlington, WA 98223

201810050091
10/05/2018 01:27 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.: 620036093

CHICAGO TITLE
620036093

STATUTORY WARRANTY DEED

THE GRANTOR(S) R Cubed L.L.C. (R3 L.L.C.), 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 Gordon Avera and Kelsey Avera, a married couple

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 SW SE AND SE SW, 29-34-04

Tax Parcel Number(s): P28080 / 340429-0-008-0005,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184437

OCT 05 2018

Amount Paid \$5,345.00
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 28, 2018

R Cubed L.L.C. (R3 L.L.C.), a Washington limited liability company

BY: Michael Lee Member
Michael Lee, MemberState of Washington
County of SkagitI certify that I know or have satisfactory evidence that Michael Lee(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 member of R Cubed L.L.C. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.Dated: October 03, 2018Jana K Quinn
Name: Jana K Quinn
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 06/29/2019**JANA K QUINN**
Notary Public
State of Washington
My Commission Expires
June 29, 2019

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P28080 / 340429-0-008-0005

PARCEL A:

That portion of the South Half of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point where the Easterly line of the Blodgett Road intersects a line that is parallel with and a distance of 320 feet South of the North line of the Southeast Quarter of the Southwest Quarter of said Section;
Thence East parallel with the North line of said subdivision 160 feet, more or less, to an existing fence line which is located approximately along the West line of the Southwest Quarter of the Southeast Quarter of said Section;
Thence North along said fence line 270 feet;
Thence Southwest along a straight line which runs to the center of a culvert under Blodgett Road to the Easterly line of said Blodgett Road;
Thence Southerly along said Easterly line to the point of beginning.

Situated in Skagit County, Washington

PARCEL B:

A portion of the Southwest Quarter of the Southeast Quarter and the Southeast Quarter of the Southwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, being more particularly described as follows:

Beginning at the Northwest corner of said Southwest Quarter of the Southeast Quarter;
Thence South 89°03'52" East along the South line of said Southwest Quarter of the Southeast Quarter a distance of 22.11 feet to the Northeast corner of Tract A of Short Plat No. 25-76;
Thence South 04°49'44" East a distance of 319.00 feet to the true point of beginning;
Thence continuing South 04°49'44" East, a distance of 17.93 feet;
Thence South 73°35'56" West a distance of 110.74 feet to the Easterly right of way margin of Blodgett Road, being a point on a curve, having a radius point bearing South 59°58'53" West, at a distance of 555.00 feet;
Thence Northwesterly along said right of way margin an arc distance of 48.61 feet through a central angle of 5°01'06" to a point lying 320.00 feet South of the North line of the said Southeast Quarter of the Southwest Quarter;
Thence North 87°23'54" East, a distance of 88.58 feet;
Thence North 87°01'01" East, a distance of 38.74 feet to the true point of beginning.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

2. City, county or local improvement district assessments, if any.
3. Assessments, if any, levied by City of Mount Vernon.