

When recorded return to:

Adam P Ware
Lily Ventures, LLC
21606 Alderbrook Lane
Mount Vernon, WA 98273



201810120105

10/12/2018 03:47 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.: 620035877

CHICAGO TITLE
W20035877

STATUTORY WARRANTY DEED

THE GRANTOR(S) Gayle A Rings, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lily Ventures, 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.)

Lot(s): PTN GOV LOT 7 06-34-05

Tax Parcel Number(s): P30130 / 340506-0-039-0004, P30127 / 340506-0-036-0007,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184553

OCT 12 2018

Amount Paid \$ **1340.00**

Skagit Co. Treasurer

By

BJ

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: October 9, 2018

Gayle A. Rings
Gayle A Rings

State of WA
County Snohomish of Snohomish

I certify that I know or have satisfactory evidence that

Gayle A Rings
is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: October 11, 2018

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P30130 / 340506-0-039-0004 and P30127 / 340506-0-036-0007

PARCEL A:

That portion of Government Lot 7, Section 6, Township 34 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning 690 feet West and 245.2 feet North of the Southeast corner of said Lot;
Thence South 82.6 feet;
Thence West to the shore line of Clear Lake;
Thence Northerly along the shore line of Clear Lake to a point due West of the point of beginning;
Thence East to the point of beginning.

TOGETHER WITH shore lands of the second class lying in front of the above described parcel.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 7, Section 6, Township 34 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at a point 660 feet West of the Southeast corner of said Government Lot 7;
Thence North 162.6 feet;
Thence West parallel to the South line of said Government Lot 7 to the Easterly line of Clear Lake;
Thence Southerly along said Easterly line to the South line of said Government Lot 7;
Thence East to the point of beginning.

EXCEPT road.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: May 21, 1935
Recording No.: 269858
Affects: Said premises and other property
2. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry

Grantor: State of Washington
Recording No.: 512446
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: CB Rings and Anna C. Rings
Purpose: Roadway and joint use of said road
Recording Date: June 26, 1958
Recording No.: 567050
Affects: Portion of said property and other premises
4. Warranty Deed including the terms, covenants and provisions thereof

Recording Date: June 26, 1958
Recording No.: 567050
Regarding: Roadway and maintenance
5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
6. City, county or local improvement district assessments, if any.