



**201811090026**

11/09/2018 10:40 AM Pages: 1 of 5 Fees: \$103.00  
Skagit County Auditor

When recorded return to:  
Barbara Jo Trask and Gerrit J Van Den Engh  
41219 Elysian Lane  
Concrete, WA 98237

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number: 116841

# Statutory Warranty Deed

116841

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Riverview Farms, a Washington General Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Barbara Jo Trask and Gerrit J van den Engh, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 15, Township 35 North, Range 6 East; Ptn. of NE ¼ of the NW ¼

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): P41220, 350615-1-002-0002, P41226, 350615-1-005-0009, P41225, 350615-1-004-0000

Dated 11.8.18

Riverview Farms

[Signature]  
By: A. W. Dynes, Managing Member

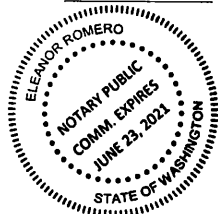
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2018 4949  
NOV 09 2018

Amount Paid \$ 6235.00  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Riverview Farms, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 11.8.18



Eleanor Romero  
Printed Name: Katie Hickok Eleanor Romero  
Notary Public in and for the State of Washington  
Residing at Mt. Vernon  
My appointment expires: 1/07/2019 6/23/2021

Corporation

State of Washington

County of Skagit

On this 11.8.2018 [date], before me personally came  
A.W. DYNES [owner or operator] to me known, who, being by me  
duly sworn, did depose and say that she/he resides at 900 S. Pine Street Burlington, WA  
[address], that she/he is managing member [title] of Riverview Farms  
[corporation], the corporation described in and which  
executed the above instrument; that she/he knows the seal of said corporation; that the  
seal affixed to such instrument is such corporate seal; that it was so affixed by order of  
the board of directors of said corporation; and that she/he signed her/his name thereto by  
like order.

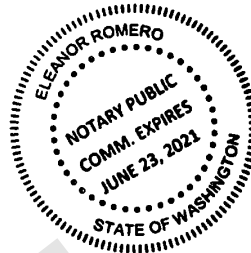
Eleanor Romero

Notary Public residing at Mt. Vernon

Printed Name: Eleanor Romero

My Commission Expires:

6/23/2021



Order No:

**EXHIBIT A**

That portion of the Northeast quarter of the Northwest quarter of Section 15, Township 35 North, Range 6 East, W.M. lying North of the North line of Old Highway 17A as conveyed to the State of Washington by deed dated July 5, 1938 and recorded September 6, 1938 under Auditor's File No. 305470, records of Skagit County, Washington;

TOGETHER WITH the South half of the Northeast quarter of Section 15, Township 35 North, Range 6 East, W.M. lying Northerly of the Great Northern Railway right of way;

AND TOGETHER WITH that portion of the North half of the Northeast quarter of Section 15, Township 35 North, Range 6 East, W.M. lying Southwesterly of the following described line:

Commencing at the intersection of the South right of way line of Highway 20 and the West right of way line of Cabin Creek Road; thence N 88°00'09"W along the South line of said Highway 20 right of way, a distance of 802.69 feet to the point of curvature of curve to the left having a radius of 11,385 feet; thence Westerly along said curve through a central angle of 5°30'00", and an arc distance of 1092.88 feet; thence S 86°29'51"W along said Highway 20 right of way, a distance of 467.47 feet to the initial point of this line description; thence S 38°35'50"E, a distance of 28.43 feet; thence S 43°59'19"E, a distance of 76.41 feet; thence S 39°36'39"E, a distance of 117.84 feet; thence S 44°27'31"E, a distance of 55.85 feet; thence S 66°20'01"E, a distance of 52.19 feet; thence N 84°30'37"E, a distance of 78.40 feet; thence S 31°37'26"E, a distance of 36.25 feet; thence S 72°41'58"E, a distance of 170.47 feet; thence S 85°10'32"E, a distance of 67.33 feet; thence S 61°40'37"E, a distance of 84.51 feet; thence S 74°34'57"E, a distance of 84.22 feet; thence S 83°30'30"E, a distance of 71.59 feet; thence S 57°20'32"E a distance of 57.24 feet; thence S 57°23'43"E, a distance of 1005.05 feet; thence S 47°39'46"E, a distance of 186.94 feet; thence S 69°09'19"E, a distance of 38.71 feet; thence N 61°30'42"E, a distance of 36.50 feet; thence S 56°59'00"E, a distance of 178.65 feet; thence S 54°44'16"E, a distance of 100.71 feet; thence S 54°10'59"E, a distance of 155.40 feet; thence S 64°11'43"E, a distance of 73.29 feet to the West right of way line of Cabin Creek Road and the terminal point of this line description.

EXCEPT that portion lying within Old Highway 17A as conveyed to the State of Washington by deed dated July 5, 1938 and recorded September 6, 1938 under Auditor's File No. 305470, records of Skagit County, Washington.

AND EXCEPT that portion lying within State Route 20 along the North line thereof.

AND EXCEPT that portion lying within Cabin Creek Road along the East line thereof.

AND EXCEPT that portion lying within Lyman-Hamilton Road along the South line thereof.

Situate in Skagit County, Washington.

**Exhibit A****EXCEPTIONS:**

A. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: September 6, 1938  
Auditor's No.: 305470

B. Condemnation by the State of Washington of rights of access to State Highway and of light, view and air, by decree entered July 11, 1960 in Skagit County Court Cause No. 25060.

C. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation  
Dated: July 19, 1957  
Recorded: July 24, 1957  
Auditor's No.: 554110  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company, a Massachusetts corporation  
Dated: December 27, 1957  
Recorded: December 27, 1957  
Auditor's No.: 560068  
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines and related facilities.

E. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: November 30, 2012  
Auditor's No.: 201211300008  
Regarding: Notice of Decision (Special Use Permit)

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: March 14, 2016 and July 20, 2018  
Auditor's No.: 201603140066 and 201807200075

G. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey for Wilcox Farms  
Recorded: January 26, 2018  
Auditor's No.: 201801260063