

When recorded return to:
Peter K. Janicki
Timber Espresso LLC
1422 Moore Street
Sedro Woolley, WA 98284

201811090100
11/09/2018 01:39 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.: 620036421

CHICAGO TITLE
620036421

STATUTORY WARRANTY DEED

THE GRANTOR(S) Campbell 4 LLC, 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 Timber Espresso 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.)

PTN NE NW AND NW NE, 19-35-05

Tax Parcel Number(s): P39525 / 350519-0-082-0004

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201849147
NOV 09 2018

Amount Paid \$ 5167.00
Skagit Co. Treasurer
By: *MG* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 5, 2018

Campbell 4 LLC

BY Larry Campbell
Member

State of WA
~~SHAGIT~~ of SKOGIT

I certify that I know or have satisfactory evidence that Larry Campbell

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 Campbell 4 LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 11-5-18

Teresa D. Varnes
Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: Comline Street
My appointment expires: 5/20/19

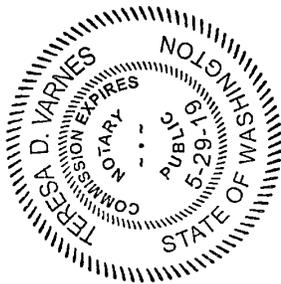


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39525 / 350519-0-082-0004

That portion of the Northeast Quarter of the Northwest Quarter and the Northwest Quarter of the Northeast Quarter of Section 19, Township 35 North, Range 5 East, W.M. described as follows:

Beginning at the Northeast corner of the Northeast Quarter of the Northwest Quarter of said Section 19;
Thence North 88 degrees 35'14" West along the North line of the Northeast Quarter of the Northwest Quarter of said Section 19, a distance of 20.00 feet;
Thence South 1 degree 24'46" West, a distance of 137.37;
Thence South 35 degree 38'07" East, a distance of 31.86 feet to the North right of way line of State Route 20;
Thence North 54 degrees 21'53" East along said right of way, a distance of 292.00 feet to a point on the North line of the Northwest Quarter of the Northeast Quarter of said Section 19;
Thence South 88 degrees 10'41" West, a distance of 232.62 feet to the point of beginning.

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:	February 5, 1925
Recording No.:	183082
Affects:	Portion of said premises

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Boundary Line Adjustment Survey:

Recording No: 201709110228

3. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: September 29, 2017
Recording No.: 201709290083

4. Grant of Easements and Road Maintenance Agreement including the terms, covenants and provisions thereof

Recording Date: June 25, 2018
Recording No.: 201806250223

5. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any

6. City, county or local improvement district assessments, if any.

7. Assessments, if any, levied by City of Sedro Woolley.