

When recorded return to:
Bryan Estes
Northwest Hemp Products LLC
1667 Old Highway 99 North Road
Bellingham, WA 98229



201811160052

11/16/2018 10:08 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620036647

CHICAGO TITLE
620036647

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kris M Coesens aka Martin K Coesens, an unmarried person and Christy Jean Peters, who acquired title as Christy J Coesens, an unmarried person, each as their separate estates as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Northwest Hemp Products 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): 4 SURVEY AF 200207240001

Tax Parcel Number(s): P70394 / 4042-005-006-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX


2018 5048
NOV 16 2018

Amount Paid \$ 5345.00
Skagit Co. Treasurer
By *HB* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: November 6, 2018


Kris M Coesens
Christy Jean PetersState of WACounty of Skaagit

I certify that I know or have satisfactory evidence that


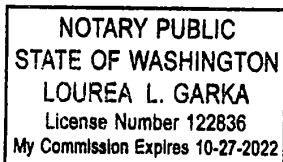
Kris M Coesens Christy Jean
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: November 13, 2018
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P70394 / 4042-005-006-0005

That portion of Lot 4, Lot 5 and Lot 6, PLAT OF ALGER, SKAGIT COUNTY WASHINGTON, recorded in Volume 4 of Plats, page 9, described as follows:

Commencing at the intersection of the North line of said Lot 6 and the Northeasterly right of way line of Old Highway 99 as shown on Survey filed in Volume 19 of Surveys, at page 190, under Skagit County Auditor's File No. 9710150048, records of Skagit County, Washington;

Thence South 35°55'58" East along said right of way, a distance of 34.80 feet to the point of beginning of this description;

Thence North 89°04'51" East parallel with the North line of said Lot 6, a distance of 195.62 feet;

Thence South 36°40'43" East, a distance of 80.64 feet;

Thence South 22°49'40" East, a distance of 163.00 feet to the South line of the property shown on said Survey;

Thence South 88°54'18" West along said South line, a distance of 151.45 feet to the Northeasterly right of way line of said Old Highway 99;

Thence North 35°55'58" West along said right of way line, a distance of 265.11 feet to the point of beginning of this description.

(Also known as Lot 4 of a Survey recorded July 24, 2002, under Auditor's File No. 200207240001, records of Skagit County, Washington).

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
 By: Whatcom County Water District No. 12
 And Between: James D. Ross and Linda S. Ross, husband and wife
 Recorded: March 28, 1991
 Auditor's No. 9103280035, records of Skagit County, Washington
 Providing: Sewer Service Agreement

2. Covenants, conditions, and restrictions contained in instrument(s), but omitting any covenant or restrictions, if any, 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 law;
 Recorded: April 18, 2001
 Auditor's No(s): 200104180093, records of Skagit County, Washington
 Executed By: James D. Ross and Linda S. Ross, husband and wife
 As Follows: The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary line adjustment is not for the purpose of creating an additional building lot.

3. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: June 1, 2001
 Auditor's No(s): 200106010015, records of Skagit County, Washington
 In favor of: Puget Sound Energy, Inc.
 For: Electric transmission and/or distribution line, together with necessary appurtenances
 Affects: As constructed

4. 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 Survey:

 Recording No: 200207240001

5. Easement, including the terms and conditions thereof, granted by instrument(s);
 Recorded: April 18, 2001
 Auditor's No(s): 200104180093, records of Skagit County, Washington
 In favor of: James D. Ross and Linda S. Ross
 For: Ingress, egress and utilities
 Affects: Northerly portion of said premises

EXHIBIT "B"

Exceptions
(continued)

6. Any matters arising from the location of a shed along the Easterly line of said premises as delineated on the face of Boundary Line Adjustment Map recorded April 18, 2001, under Auditor's File No. 200104180093, records of Skagit County, Washington.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Samish Water District.