

Return Address:



201901310073

01/31/2019 03:06 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Document Title:

Deed

Reference Number (if applicable): _____

Grantor(s):

☐ additional grantor names on page ____.

- 1) Rauch Holdings LLC
- 2) _____

Grantee(s):

☐ additional grantor names on page ____.

- 1) James Clay
- 2) Andrea Lebron-Clay

Abbreviated Legal Description:

☐ full legal on page(s) ____.

SE 05/36/03

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____.

P104267
P96125

When Recorded Return to:

Mr. James Clay
888 Chuckanut Ridge Drive
Bow, Washington 98323

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 31 2019

Special Warranty Deed

Amount Paid \$106.00
By *mg* Skagit Co. Treasurer/Deputy

IN WITNESS WHEREOF, for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, Rauch Holdings, LLC, a Delaware limited liability company, with a principal address of 2813 1st Avenue, North, Seattle, Washington 98109 ("Grantor") hereby bargains, sells, and conveys to Mr. James Clay and Mrs. Andrea Lebron-Clay, husband and wife, who reside at 888 Chuckanut Ridge Drive, Bow, Washington 98232, hereinafter collectively referred to as "Grantees," with covenants of special warranty, title to that certain real property located in Skagit County, Washington described below:

Parcel "A":

All that portion of the Southeast 1/4 of Section 5, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southeast corner of said Southeast 1/4 of Section 5; thence North 2°15'57" East along the East line of said Southeast 1/4, 2122.87 feet, to the true point of beginning; thence North 89°03'49" West, 1519.19 feet; thence South 36°00'00" West 753.36 feet; thence North 89°03'49" West 239.01 feet; thence North 12°00'00" West 275.00 feet; thence North 36°00'00" East 814.61 feet; thence South 89°03'49" East, 1791.96 feet to a point on the East line of said Southeast 1/4; thence South 2°15'57" West, along said East line, 318.25 feet, to the true point of beginning.

(Also known as "Proposed Parcel 7" of that Survey recorded June 11, 1993 under Skagit County Auditor's File No. 9306110050).

Parcel "B":

TOGETHER WITH a non-exclusive easement for road purposes over and across an existing 40 foot road in the East 1/2 of the Northeast 1/4 of Section 8, and the Southwest 1/4 of the Southwest 1/4 of Section 9, in said Township 36 North, Range 3 East, W.M., as more particularly set forth in a document dated August 10, 1973 and recorded September 14, 1973, under Auditor's File No. 790797, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for road purposes over and across a 40 foot strip of land in the West 1/2 of the West 1/2 of Section 9, Township 36 North, Range 3 East, W.M., as more particularly set forth in a document dated June 30, 1984, recorded July 19, 1984, under Auditor's File No. 8407190064, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across a strip of land 60 feet in width, as described in an agreement recorded August 30, 1991, as Auditor's File No. 9108300086, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities, over and across a strip of land 60 feet in width, as described in an agreement recorded December 6, 1991, as Auditor's File No. 9112060131, records of Skagit County, Washington.

Subject to such other easements and restrictions that are of record, including the Amended and Restated Chuckanut Ridge Property Owners Declarations of Covenants, Conditions, Restrictions, Easements and Road Maintenance Agreement recorded February 17, 2011, as Auditor's File No. 201102170044, records of Skagit County, Washington.

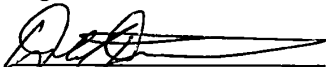
together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining, herein called the "Property."

Grantor represents and warrants to Grantees that it is the owner of such Property.

Grantor also represents and warrants to Grantees that it has the lawful right to convey title to such Property to Grantee pursuant to the terms of that certain Contract for Sale of Real Property between Grantor and Grantees dated December 1, 2017. Grantor hereby warrants on behalf of itself, its members, and successors that it will warrant and defend forever the right and title to such Property unto Grantees against all claims by, through, or under Grantor.

Dated: January 22, 2019.

Signed in the Presence of:


Signature

Name: Donald Meyers


Rauch Holdings, LLC
By: Julia Rauch, Manager

STATE OF WASHINGTON

)
) ss.
)

COUNTY OF SKAGIT

On January 22, 2019, before me, Donald D. Mergens,
personally appeared Ms. Julia Rauch, personally known to me, of proved to me on the
basis of satisfactory evidence, to be the person whose name is subscribed to the within
instrument, and acknowledged to me that she executed the same in her authorized
capacity as Manager of Rauch Holdings, LLC, a Delaware limited liability company, and
that by her signature on the instrument, Rauch Holdings, LLC executed the instrument.

WITNESS my hand and official seal.



SIGNATURE OF NOTARY

Space above for official

