

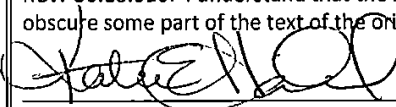
**201902150069**02/15/2019 03:00 PM Pages: 1 of 5 Fees: \$153.00
Skagit County Auditor**Name & Return Address:**

Skagit Land Trust

PO Box 1017

Mount Vernon, WA 98273

Washington State Recorder's Cover Sheet (RCW 65.04) Please print legibly or type information.

Document Title(s)	GUARDIAN NORTHWEST TITLE CO. Statutory Warranty Deed 115294
Grantor(s) The Samish Flower Farm Limited Partnership ____ Additional Names on Page ____ of Document	
Grantee(s) Skagit Land Trust ____ Additional Names on Page ____ of Document	
Legal Description (Abbreviated: i.e., lot, block & subdivision name or number OR section/township/range and quarter/quarter section) 36-36-2 Ptn Gov Lot 4 Complete Legal Description on Page ____ of Document	
Auditor's Reference Number(s)	
Assessor's Property Tax Parcel/Account Number(s)	P47448 P133563
Non Standard Fee \$50.00 By signing below, you agree to pay the \$50.00 non standard fee. I am requesting an emergency non standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.  Signature of Party Requesting Non Standard Recording NOTE: Do not sign above or pay additional \$50.00 fee if document meets margin/formatting requirements. The Auditor/Recorder will rely on the information provided on this cover sheet. Staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

When recorded return to:
Skagit Land Trust
P.O. Box 1017
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 115294

Statutory Warranty Deed

THE GRANTOR The Samish Flower Farm Limited Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Skagit Land Trust, a Washington non-profit corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 36, Township 36 North, Range 2 East, W.M.; Ptn. Gov. Lot 4

Tax Parcel Number(s): P47448, 360236-0-010-0002, P133563, 360236-0-010-0102

Lot 2, shown as Lot 2 (North) and Lot 2 (South) of Skagit County Short Plat No. PL-18-0489, approved February 6th, 2019 and recorded February 15, 2019, as Skagit County Auditor's File No. 26902150064, being a portion of Government Lot 4 of Section 36, Township 36 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

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 per Exhibit "A" attached hereto

Dated 1/28/2019

Samish Flower Farm LP

By: Margaret Murphy, Authorized Agent

By: Sarah E. Murphy, Authorized Agent

By: John S. Murphy, Authorized Agent

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Margaret Murphy, Sarah E. Murphy and John S. Murphy is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Partners/Authorized Agents of Samish Flower Farm LP, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 2-15-2019



Eleanor Romero
Eleanor Romero
Notary Public in and for the State of Washington
Residing at Washington Mt. Vernon
My appointment expires: 6/23/2021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 515
FEB 15 2019

Amount Paid \$ 15046.09 LPB 10-05(i-1)
Skagit Co. Treasurer
By BT County
Page 1 of 1

When recorded return to:
 Skagit Land Trust
 P.O. Box 1017
 Mount Vernon, WA 98273

Recorded at the request of:
 Guardian Northwest Title
 File Number: 115294

Statutory Warranty Deed

THE GRANTOR The Samish Flower Farm Limited Partnership for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Skagit Land Trust, a Washington non-profit corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 36, Township 36 North, Range 2 East, W.M.; Ptn. Gov. Lot 4

Tax Parcel Number(s): P47448, 360236-0-010-0002, P133563, 360236-0-010-0102

Lot 2, shown as Lot 2 (North) and Lot 2 (South) of Skagit County Short Plat No. PL-18-0489, approved February 10, 2019 and recorded February 16, 2019, as Skagit County Auditor's File No. 20902150069, being a portion of Government Lot 4 of Section 36, Township 36 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

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 per Exhibit "A" attached hereto

Dated 1/28/2019

Samish Flower Farm LP

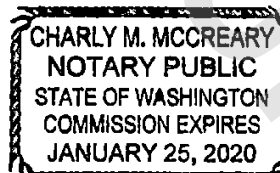
By: Margaret Murphy, Authorized Agent

By: Sarah E. Murphy, Authorized Agent

By: John S. Murphy, Authorized Agent

STATE OF Washington
 COUNTY OF Skagit

SS:



I certify that I know or have satisfactory evidence that Margaret Murphy, Sarah E. Murphy and John S. Murphy is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Partners/Authorized Agents of Samish Flower Farm LP, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: February 8, 2019

Charly McCreary

Exhibit A**EXCEPTIONS:****A. EASEMENT AND PROVISIONS THEREIN:**

Grantee: Puget Sound Power & Light Company, a Washington corporation
 Dated: June 2, 1982
 Recorded: June 22, 1982
 Auditor's No.: 8206220035
 Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Location:

A right-of-way two (2) feet in width having one (1) foot of such width on each side of a centerline described as follows:

Being located on the above described property beginning at a point on the North line that is approximately 80 feet West of the Northeast corner thereof; thence Southerly five (5) feet to its terminus

B. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes; as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

C. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Padilla Bay.

D. 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: October 9, 2018
 Auditor's No.: 201810090097

E. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Samish Flower Farm, a limited partnership
 And: Skagit Land Trust, a Washington non-profit corporation
 Recorded: February 15, 2019
 Auditor's No.: 201902150069
 Regarding: Easement and Road Maintenance Agreement
 Affects: A 20-foot wide portion of Lot 1 of said Short Plat

F. 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:

Skagit County Short Plat No. PL 18-0489

Recorded:

February 15, 2019

Auditor's No.:

201902 150069