



201903180057

03/18/2019 11:06 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:

Forterra Hamilton LLC
901 5th Avenue, Suite 2200
Seattle, WA 98164

STATUTORY WARRANTY DEED 19-1497
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Sheryl Lawson, as her separate estate 34753 Walders Road, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Forterra Hamilton LLC, a Washington Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Abbreviated legal description: Property 1: SEC 11, TWN 35 N, RNG 6 E; Ptm S 1/2 SE 1/4

The conveyance is subject to the covenants, conditions, restrictions and easements, if any, as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P41077 & 350611-4-0011-0009 & P41064 & 350611-4-005-0007

Dated: 15 Mar 19

Sheryl Lawson
Sheryl Lawson

STATE OF WASHINGTON
COUNTY OF SKAGIT

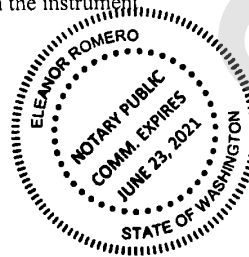
I certify that I know or have satisfactory evidence that Sheryl Lawson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 15 day of March, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20190318
MAR 18 2019

Amount Paid \$ 115.75
By NA Skagit Co. Treasurer
Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-1497-KH

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 34753 Walders Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P41077 & 350611-4-0011-0009 & P41064 & 350611-4-005-0007

Property Description:

PARCEL "A":

The East $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 11, Township 35 North, Range 6 East, W.M.;

EXCEPT county roads as granted under Auditor's File Nos. 39103 and 39104, records of Skagit County, Washington; ALSO EXCEPT that portion acquired by the State of Washington for highway purposes by deed recorded February 25, 1965 under Auditor's File No. 662552 and by condemnation action under Skagit County Superior Court Cause No. 25059.

ALSO EXCEPT additional portions thereof, if any, lying within the existing road right-of-way known as the Walders Road.

PARCEL "B":

The Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 11, Township 35 North, Range 6 East, W.M.;

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded April 6, 1903 as Auditor's File No. 43666.

ALSO EXCEPT that portion acquired by the State of Washington for highway purposes, by deed recorded February 25, 1965 under Auditor's File No. 662552 and by condemnation action under Skagit County Superior Court Cause No. 25059.

ALSO EXCEPT additional portions thereof, if any, lying within the existing road right-of-way known as the Walders Road.

EXHIBIT B

19-1497-KH

1. Underground easements, servitudes or installations of which no notice is of record.
2. Any service, installation or general construction charges for garbage collection and disposal, sewer, water or electricity.
3. Reservations or exceptions in United States Patents or in Acts authorizing the issuance thereof.
4. General taxes not now payable and special levies, if any, preceding the same becoming a lien.

5. EASEMENT AND CONDITIONS THEREIN:

Grantee: Puget Sound Power & Light Co.

Dated: May 19, 1925

Recorded: November 12, 1925

Auditor's No.: 188875

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: Affects 25 foot strip

6. 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: Short Plat No. 93-024

Recorded: June 28, 1993

Auditor's No.: 9306280005

7. 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 FORTERRA NW, LLC

Dated: October 10, 2018

Job No.: 18074