



201903200023

03/20/2019 10:33 AM Pages: 1 of 6 Fees: \$104.00
Skagit County Auditor

When recorded return to:

Donald Christian Heurich King
18340 Osprey Court
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED 19-1703
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Meadow Mill Holdings LLC, which also appears of record as Meadow Mill Holdings Series I, LLC a Delaware LLC, 18419 Peregrine Ln; Mount Vernon, WA 98274,

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

in hand paid, conveys, and warrants to Donald Christian Heurich King, an unmarried man

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:
Portion lot 29 Cascade Ridge PUD

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 described in Exhibit "B" attached hereto

Also Subject to the attached reservation of easement rights to the helipad located on the subject property

"The above described property will be combined or aggregated with contiguous property to the East owned by the Grantee. This boundary adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by How Roeder of the Skagit County Planning Department."

Tax Parcel Number(s): P83878 & 4530-000-028-0017

Dated: 3-19-2019

Meadow Mill Holdings LLC, a Limited Liability Company

By: [Signature]
Kevin Ware, Member

By: [Signature]
Kari J. Ware, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019980
MAR 20 2019

Amount Paid \$ 5345.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Kevin Ware and Kari J. Ware, Members of Meadow Mill Holdings LLC 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: 19 day of ^{March} ~~April~~, 2019

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021

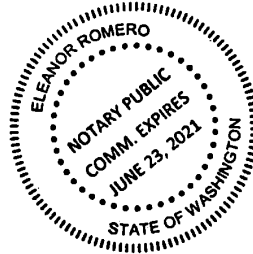


EXHIBIT A
LEGAL DESCRIPTION

Property Address: Portion of Lot 28, Mount Vernon, WA 98274
Tax Parcel Number(s): P83878 & 4530-000-028-0017

Property Description:

That portion of Lot 29, "CASCADE RIDGE P.U.D." as per plat recorded in volume 14 of Plats, Pages 112 to 121, records of Skagit County, Washington that lies Westerly of a straight line between Points "M" and "N" described below:

Point "M":

Begin at the common point to Lots 27, 28 and 29 of said Plat; then thence North 75 degrees 74' 53" East, a distance of 165 feet to a point henceforth known as Point "M".

Point "N":

Begin at the Northwesterly corner of Tract "A" of said plat; thence North 74 degrees 30' 33" East 77.00 feet along the Northerly line of said Tract "A"; thence North 25 degrees 06' 38" West 67.61 feet to a point henceforth known as Point "N".

EXHIBIT B

19-1703-KH

1. RESERVATIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

From: J. M. Sherrill and Nina V. Sherrill, husband and wife

Recorded: July 18, 1944

Auditor's No.: 373093

As Follows:

"There is reserved to the grantors a proper and adequate easement for right-of-way across the described premises to other property owned by the grantor." (The location of which is not described of record)

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Scott Paper Company and Georgia- Pacific Corporation

Dated: April 2, 1988

Recorded: June 19, 1989

Auditor's No.: 8906190004

Purpose: Ingress, egress and utilities, including the maintenance thereof

Area Affected: The location of which is not disclosed of record

3. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Plat/Subdivision Name: Cascade Ridge P.U.D.

Recorded: February 22, 1990

Auditor's No: 9002220024

4. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN:

Dated: February 21, 1990

Recorded: April 6, 1990

Auditor's No.: 9004060014

Executed By: Keith S. Johnson and Alison R. Johnson

Said Covenants are a Restatement of those certain Covenants, Conditions, and Restrictions recorded February 15, 1990 under Auditor's File No. 9002150073, the First Amendment to Covenants, Conditions and Restrictions recorded February 22, 1990 under Auditor's File No. 9002220029 and the First Amendment to Exhibit C By-Laws recorded March 19, 1999 under Auditor's File No. 9903190028.

5. EASEMENT AND PROVISIONS CONTAINED THEREIN:

Grantee: Puget Sound Power & Light Co.

Dated: July 13, 1990

Recorded: July 20, 1990

Auditor's No.: 9007200086

Purpose: Right to enter said premises to operate, maintain, and repair underground electric transmission and/or distribution system, together with the right to remove brush, trees and landscaping which may constitute a danger to said lines

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Location: 7 foot wide strip of land parallel to and coincident with the boundary of all private/public streets and road rights-of-way

6. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Cascade Natural Gas
Recorded: March 21, 1991
Auditor's No.: 9103210055
Purpose: Gas lines and utilities
Area Affected: Grouse Lane, Peregrine Lane and Osprey Court

7. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1
Dated: April 11, 1991
Recorded: July 1, 1991
Auditor's No.: 9107010075
Purpose: Water Lines and utilities
Area Affected: Grouse Lane, Peregrine Lane and Osprey Court

8. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Contel
Dated: February 14, 1991
Recorded: July 1, 1991
Auditor's No.: 9107010076
Purpose: Telephone lines and utilities
Area Affected: Grouse Lane, Peregrine Lane and Osprey Court

9. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT:

In Favor Of: Keith S. Johnson, et ux
Recorded: August 3, 1990
Auditor's No: 9008030094
For: Ingress, egress and utilities
Affects: A 40 foot wide portion of the subject property

10. Pursuant to an Order of Establishment recorded April 20, 2000 as Skagit County Auditor's File No. 200004200021 Peregrine Lane # 82119 and Grouse Lane #82029 were established as County Roads.

11. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to various recorded 08/03/1990 as Auditor's File No. 9008030092

12. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 02/13/1992, as Auditor's File No. 9202130056.

13. Easement, affecting a portion of subject property for the purpose of water pipeline including terms and provisions thereof granted to PUD No 1 of Skagit County recorded 02/10/1995 as Auditor's File No. 9502100053

14. Easement, affecting a portion of subject property for the purpose of water pipeline including terms and provisions thereof granted to PUD No. 1 of Skagit County recorded 04/27/1995 as Auditor's File No. 9504270043

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15. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Cascade Ridge Homeowner's Association recorded 11/14/1994 as Auditor's File No. 9411140110

16. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 12/31/1996, as Auditor's File No. 9612310206.

17. Easement, affecting a portion of subject property for the purpose of View Easement including terms and provisions thereof granted to Clive Ware, et ux, recorded 02/15/2008 as Auditor's File No. 200804150153

18. Easement, affecting a portion of subject property for the purpose of "to land, takeoff, park and maintain a helicopter... in the hanger... ingress and egress" including terms and provisions thereof granted to Meadow Mill Holdings LLC, recorded 10/15/2010 as Auditor's File No. 201010150052

19. Reservations, provisions and/or exceptions contained in instrument executed by Cascade Ridge P.U.D. Homeowner's Association, recorded 01/23/2017 as Auditor's File No. 201701230169.

20. Agreement, affecting subject property, regarding Road Maintenance and the terms and provisions thereof between Wayne McFee, et ux, et al, and Donald Christian Huerich King, recorded 01/23/2017 as Auditor's File No. 201701230188.

21. Any tax, fee, assessments or charges as may be levied by Cascade Ridge PUD Homeowners Association.