



201904230102

04/23/2019 11:20 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

After Recording Return To:
Greg Van Zandt
212 County Shop Lane
Burlington, WA 98233

STATUTORY WARRANTY DEED

GRANTOR: GREG VAN ZANDT, a married man, as his separate property

GRANTEE: VAN'S PROPERTIES IV, LLC,
a Washington Limited Liability Company

Legal Description: Exhibit "A"
Abbreviated Form: Lot 2 of Guffie & Van Zandt BSP in 32-35-4 E.W.M.; ptn W 1/2 W
1/2 NW 1/4 Section 32, Township 35 North, Range 4 East, W.M.

Assessors Tax Parcel No.: 8053-000-002-0000; P121795

THE GRANTOR, GREG VAN ZANDT, a married man, as his separate property, for and in consideration of a transfer to a limited liability company wholly owned by the Grantor (mere change in form of ownership), conveys and warrants to VAN'S PROPERTIES IV, LLC, a Washington Limited Liability Company, as Grantee, all of Grantors' right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(a).

DATED: 4/22, 2019.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191465
APR 23 2019

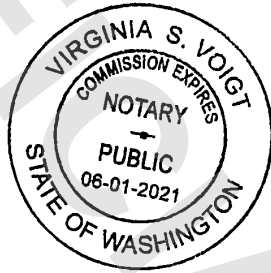
GREG VAN ZANDT

Amount Paid \$ 0
Skagit Co. Treasurer
By man Deputy

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

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

Given under my hand and official seal this 22nd day of April, 2019.



Virginia S. Voigt
(Signature of Notary)
VIRGINIA S. VOIGT

(Legibly Print or Type Name of Notary)
My appointment expires: 6/1/21

EXHIBIT "A"
Legal Description

PARCEL "A":

Lot 2 of the Guffie and Van Zandt Binding Site Plan, recorded July 7, 2004, under Auditor's File No. 200407070145, records of Skagit County, Washington, and being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 4 East, W.M.

TOGETHER WITH that land described in Decree of Quiet Title filed on July 12, 2004, in Skagit County Superior Court Cause No. 04-2-00526-7, more particularly described as follows:

That portion of the West one half of the West one half of the Northwest Quarter of Section 32, Township 35 North, Range 4 East, W.M., lying North of the following described line "A" and East of the following described line "B":

Line "A"

Beginning at a point on the West line of said Section that is 655.26 feet more or less South of the Northwest corner thereof on the North line of Tract 1 of Short Plat No. 61-88 produced and the true point of beginning of said line; thence South $89^{\circ} 06''$ East, to the East line of said subdivision and the terminus of said line.

Line "B"

Beginning at a point on the North line of said Northwest Quarter, that is 9.71 chains (640.86 feet) East of the Northwest corner thereof; thence South to a point on the South line of said Northwest Quarter, that is 9.74 chains (642.84 feet) East of the Southwest corner thereof and the terminus of said line.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

An easement for two driveways onto Skagit County access road described as follows:

EXHIBIT "A"

Beginning at a point on the West line of said section, which is 368.59 feet South of the Northwest corner thereof;
thence South $0^{\circ}39'30''$ West, along said West line, 40.95 feet;
thence North $89^{\circ}06'80''$ East, 642.84 feet (9.74 chains);
thence North $0^{\circ}39'30''$ East, 41.07 feet, more or less, to a point which lies North $89^{\circ}06'30''$ East from the point of beginning;
thence South $89^{\circ}06'30''$ West, 642.84 feet (9.74 chains) to the POINT OF BEGINNING.

EXCEPT right-of-way of Old Highway 99, along the West line thereof, as it existed on March 31, 1953.

EXCEPT that portion of said property, if any, lying within the right-of-way of the Puget Sound Power and Light Company.

ALSO EXCEPT that portion conveyed to the State of Washington by instrument recorded on September 5, 1958, under Auditor's File No. 570005, records of Skagit County, Washington.

EXCEPT the East 100' of the above described parcel and the West 100' measured East of the East right-of-way line of Old Highway 99 of the above described parcel.

SUBJECT TO: Easements, restrictions, and reservations of record.

Situate in the City of Burlington, County of Skagit, State of Washington.

EXHIBIT "A"