



201904260038

04/26/2019 11:38 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1514
APR 26 2019

Amount Paid \$ 0
Skagit Co. Treasurer
By *Mam* Deputy

AFTER RECORDING RETURN TO:
GODEEDS, INC.
Attn: LegalZoom Dept.
8940 Main Street
Clarence, NY 14031
File No. 531653454-57561247

WARRANTY DEED

THIS DEED made and entered into on this 13 day of April, 2019, by and between **Benjamin Michael Delp, a single man**, a mailing address of 118 Forest Circle, Palmyra, PA 17078 hereinafter referred to as Grantor(s) and **Delp Holdings LLC**, a mailing address of 118 Forest Circle, Palmyra, PA 17078, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE AND 00/100 (\$1.00) DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee(s) the following described real estate located in Skagit County, WASHINGTON:

SEE ATTACHED EXHIBIT "A" FOR FULL LEGAL DESCRIPTION.

SW 1/4 32-34-5
Property Tax ID No.: P30589 and P30601

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto the heirs, administrators, successors or assigns, of the Grantee, forever in fee simple.

GRANTOR(S) hereby covenant with and represent unto the said Grantee(s) and unto her/his/their successors or assigns, that he/she/they is/are lawfully seized in fee simple of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that he/she/they has/have a good and lawful right to sell and convey the same as aforesaid and that he/she/they will forever warrant and defend the title to same unto the said Grantee(s) and unto his/her/their successors or assigns, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

This deed is exempt from taxation by virtue of WAC 458-61A-211-2(a) - The transfer by an individual or tenants in common of an interest in real property to a corporation, partnership, or other entity if the entity receiving the ownership interest receives it in the same pro rata shares as the individual or tenants in common held prior to the transfer.

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set his/her/their hand(s) and seal(s) on this 13
day of April, 2019.

Benjamin Michael Delp
Benjamin Michael Delp

STATE OF Pennsylvania
COUNTY OF Lehigh

I certify that I know or have satisfactory evidence that Benjamin Michael Delp, (is/are) the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 13, 2019

Kristian Heft
Notary Public in and for the state of Pennsylvania

My appointment expires: May 31, 2021

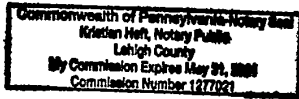


EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL ESTATE, SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON:

PARCEL A:

THAT TRACT OF LAND AS GRANTED TO NELSON-NEAL LUMBER COMPANY, A CORPORATION; BY INSTRUMENT FILED WITHIN VOLUME 117 OF DEEDS, PAGE 585, UNDER AUDITOR'S FILE NO. 143760, RECORDS OF SKAGIT COUNTY, WASHINGTON, WITHIN THE SW 1/4 OF SECTION 32, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., MORE FULLY DESCRIBED BY SAID INSTRUMENT AS FOLLOWS:

A TRACT OF LAND 25 FEET IN WIDTH BEING 12.5 FEET ON EACH SIDE OF THE CENTER LINE OF THE GRANTEE'S RAILROAD AS THE SAME IS NOW SURVEYED, STAKED, ESTABLISHED, LOCATED AND LAID OUT THROUGH, OVER AND ACROSS THE SW 1/4 OF THE SW 1/4 OF SECTION 32 LYING DIRECTLY NORTH AND ADJOINING THE NORTH SIDE OF THE COUNTY ROAD AS THE SAID ROAD IS ESTABLISHED ALONG THE SOUTH LINE OF SAID TRACT IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

AN EASEMENT FOR RAILROAD AND LOGGING ROAD PURPOSES THROUGH, OVER AND ACROSS THE SOUTH 1/2 OF THE SW 1/4, NW 1/4 OF THE SW 1/4 AND SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 34 NORTH, RANGE 5 EAST, W.M., SKAGIT COUNTY, WASHINGTON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 33 FEET WIDE BEING 1.65 FEET ON EACH SIDE OF THE CENTER LINE OF THE SECOND PARTY'S RAILROAD AS THE SAME IS NOW SURVEYED, STAKED AND LAID OUT THROUGH, OVER AND ACROSS SAID LANDS WHICH RIGHT OF WAY AND EASEMENTS BEGINS ON THE WEST LINE OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION WHERE THE OLD RAILROAD GRADE KNOWN AS THE DAY LUMBER COMPANY'S GRADE INTERSECTS WITH THE LAND BELONGING TO THE DAY LUMBER COMPANY AND FOLLOWING SAID RAILROAD GRADE A DISTANCE OF 3,263 FEET, MORE OR LESS, ON THE W 1/2 OF THE SW 1/4 OF SAID SECTION; THENCE SOUTHEASTERLY AND TRAVERSING THE SE 1/4 OF THE SW 1/4 OF SAID SECTION, TOWNSHIP AND RANGE; THENCE NORTHERLY TO THE NORTH LINE OF THE SAID SE 1/4 OF THE SW 1/4 OF SAID SECTION IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

APN: P30589 AND P30601