

AFTER RECORDING MAIL TO:

Elizabeth Koudal, LLC
12275 Valley Road
Mount Vernon, WA 98273



201905240083

05/24/2019 12:48 PM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-171071-OE ✓

Land Title **Statutory Warranty Deed**

THE GRANTORS SUSAN M. MARTIN, as her separate property and HERBERT S. CRAM, as his separate property, each as to an undivided one-half (1/2) interest, as tenants in common (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to ELIZABETH KOUDAL, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn GL 1, GL 2, GL 4, GL 5 and GL 7 in 1-33-2 E W.M.; Ptn GL 4 in 6-33-3 E W.M.; Ptn SE SE in 36-34-2 E W.M.; La Conner Tidelands 1st (1-33-2 E W.M.) Tr 5 & 6, PL 19; and LaConner Tidelands 1st(6-33-2 E W.M.) Tr 1, PL 20.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 330201-0-023-0001, P15194, 340236-0-015-0009, P20873, 330306-0-004-0008, P15478, 330201-0-002-0006, P15172, 340236-0-017-0007, P20875, 330201-0-005-0003, P15176, 340236-0-023-0009, P20879, 4129-019-005-0003, P74512, 4129-020-001-0005, P74513

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-171071-OE.

May 21, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191969
MAY 24 2019

Amount Paid \$ 13,800.00
Skagit Co. Treasurer
By *HTB* Deputy

LPB 10-05(i-l)
Page 1 of 6

Susan M Martin
Susan M. Martin

See attached Exhibit for signature and notary
Acknowledgment of Herbert S. Cram
Herbert S. Cram

STATE OF Arizona }
COUNTY _____ } SS:
OF Maricopa

I certify that I know or have satisfactory evidence that Susan M. Martin 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: 5/23/19

Rodney Wistrom

Notary Public in and for the State of Arizona
Residing at Scottsdale, AZ
My appointment 317087

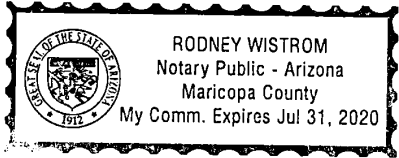


Exhibit for signature and notary acknowledgment of Hebert S. Cram

Herbert S. Cram
Herbert S. Cram

State of Washington }
County of Skagit } SS:

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

Dated: May 23th 2019

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro Woolley
My appointment expires: 9/11/2018



EXHIBIT APARCEL "A":

Government Lot 1, Section 1, Township 33 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East 12 rods (198.00 feet) of Government Lot 2, Section 1, Township 33 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Government Lot 5 and the East 12 rods (198.00 feet) of Government Lot 4, Section 1, Township 33 North, Range 2 East, W.M., together with that portion of Government Lot 7, if any, described as follows:

Beginning at a point 12 rods (198.00 feet) West and 2,640 feet South from the Northwest corner of Lot 1;
thence South 640 feet to the meander line;
thence Southeasterly and Northerly along the meander line to a point due East of the point of beginning;
thence West to the point of beginning. All in Section 1, Township 33 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

Government Lot 4, West of Sullivan Slough, Section 6, Township 33 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

ALTA COMMITMENT

Title Order No.:

EXHIBIT APARCEL "E":

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, Section 36, Township 34 North, Range 2 East, W.M. and of Government Lot 4, Section 31, Township 34 North, Range 3 East, W.M., described as follows:

Beginning on the East line of Block 29, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington;

South $30^{\circ}12'$ West 124.9 feet from its Northeast corner;

thence South $59^{\circ}48'$ East, 1,518.4 feet to intersect the South line of said Section 31, East 117.1 feet of its Southwest corner;

thence West 634.6 feet;

thence North $82^{\circ}05'$ West 249.2 feet to intersect the North line of Caledonia Street in said town, if produced;

thence North $59^{\circ}48'$ West along said street line produced, 739.4 feet to Block 30, said addition;

thence North $30^{\circ}12'$ East along the Easterly line of said Syndicate Addition to the Town of La Conner, 413.8 feet to the point of beginning.

EXCEPT that portion described as follows: Beginning at the intersection of the North line of Caledonia Street, as established in the Town of La Conner, with the East line of Block 30, , "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.,"

thence North $30^{\circ}12'$ East along the East line of said Block, 200 feet;

thence South and East at right angles to the East line of said Block 30, a distance of 162 feet;

thence South $30^{\circ}12'$ West 200 feet, more or less, to the North line of Caledonia Street, if extended;

thence Northwesterly along the North line of Caledonia Street, 162 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "F":

That portion of Section 36, Township 34 North, Range 2 East, W.M., described as follows:

A triangular piece of land in the Southeast corner of said Section 36, bounded on the South by the Section line, bounded on the Northwest by Tax Lot 6 (as conveyed to Fre F. Cook by deed dated April 16, 1906, recorded May 3, 1906, under Auditor's File No. 56964) and by the East line of Block 31, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, and bounded on the Northeast by the

ALTA COMMITMENT

Title Order No.:

EXHIBIT APARCEL "F" continued:

road commonly known as Race Track Road (Except that portion, if any, lying within that tract conveyed to Albert O. Church by that certain deed dated March 23, 1916, recorded November 5, 1917, under Auditor's File No. 122004).

Situate in the County of Skagit, State of Washington.

PARCEL "G":

A tract of land in Section 36, Township 34 North, Range 2 East, W.M., beginning on the East line of Block 29, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, South 30°12' West 124.9 feet from its Northeast corner;
thence South 59°48' East 250 feet;
thence North 30°12' East 474.9 feet;
thence North 59°48' West 50 feet;
thence South 30°12' West 150 feet;
thence North 59°48' West 200 feet;
thence South 30°12' West 324.9 feet to the point of beginning,

EXCEPTING THEREFROM that portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of Block 29, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, which point is South 30°12' West a distance of 124.9 feet from the Northeast corner thereof;
thence South 59°48' East a distance of 250.00 feet;
thence North 30°12' East a distance of 474.90 feet to the true point of beginning;
thence North 59°48' West a distance of 50 feet, more or less, to the Northeast corner of a tract conveyed to Stanley A. Miller, et ux, by deed recorded July 23, 1996, under Auditor's File No. 9607230040;
thence South 30°12' West, along the Easterly line of said Miller tract, a distance of 150.00 feet, more or less, to the Southeast corner thereof;
thence South 59°48' East a distance of 50.00 feet;
thence North 30°12' East a distance of 150.00 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

ALTA COMMITMENT

Title Order No.:

EXHIBIT A

PARCEL "H":

Tracts 5 and 6, Plate 19, Tide and Shore Lands of Section 1, Township 33 North, Range 2 East, W.M., as per map thereof filed in the Office of Commissioners of Public Lands at Olympia, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "I":

Tract 1, Plate 20, Tide and Shore Lands of Section 6, Township 33 North, Range 3 East, W.M., as per map thereof filed in the Office of Commissioners of Public Lands at Olympia, Washington.

Situate in the County of Skagit, State of Washington.