

When recorded return to:

Calabaza LLC  
PO Box 2429  
Mount Vernon, WA 98273

201906210090  
08/21/2019 01:58 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

Statutory Warranty Deed

GUARDIAN NORTHWEST TITLE CO.

19-2077

THE GRANTORS Garritt E. Kuipers and Sheryl L. Kuipers, husband and wife for and in consideration of an IRC Section 1031 Tax Deferred Exchange, conveys and warrants to Calabaza LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, Abbreviated Legal: Lot 2 SP 30-86 in Gov. Lot 7 of Section 2, Township 33 North, Range 3 East & Gov. Lot 6 of Section 2, Township 33 North, Range 3 East  
Tax Parcel Number(s): P15305, 330302-3-011-0000, P15302, 330302-0-010-0012, P15300, 330302-0-009-0007  
Commonly known As 18469 Beaver Marsh Road, Mount Vernon, WA 98273

PARCEL "A":

Lot 2, Skagit County Short Plat No. 30-86, approved November 21, 1986 and recorded December 8, 1986, in Volume 7 of Short Plats, page 145, under Auditor's File No. 8612080003, records of Skagit County, Washington; being a portion of Government Lot 7, Section 2, Township 33 North, Range 3 East, W.M. EXCEPT roads, AND EXCEPT those portions conveyed to Skagit County Dike District No. 1, by deeds recorded under Skagit County Auditor's File Numbers 773007 and 9605210001.

PARCEL "B":

The South 660 feet of Government Lot 6 of Section 2, Township 33 North, Range 3 East, W.M.; EXCEPT the rights-of-way of Dike District No. 1, including the right-of-way appropriated in Skagit County Cause No. 3049; the strip of land conveyed to Dike District No. 1 by Deed dated and recorded January 16, 1909 under Auditor's File No. 32456, in Volume 38 of Deeds, page 300; and the 20 foot wide strip of land conveyed to Dike District No. 1 by Deed dated April 15, 1964 and recorded August 23, 1972, under Auditor's File No. 773008; AND EXCEPT the county road right-of-way commonly known as Beaver Marsh Road along the West line thereof; AND ALSO EXCEPT ditch rights-of-way, if any, including those in favor of Drainage District No. 15.

PARCEL "C":

Government Lot 6, Section 2, Township 33 North, Range 3 East, W.M., EXCEPT the South 660 feet thereof, AND EXCEPT road and drainage ditch rights of way, AND EXCEPT that portion conveyed to Dike District No. 1 by deed recorded on August 23, 1972, under Auditor's File No. 773009.

SUBJECT TO: Exceptions as described in Exhibit "A", attached hereto and incorporated by reference herein, and any other Conditions, Covenants, Easement, Restrictions, Agreements, Mitigation, and Provisions on the face of the Plat, and those of record, if any.

Dated 5-7-19  
Garritt E. Kuipers

Sheryl L. Kuipers  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20192476  
JUN 21 2019

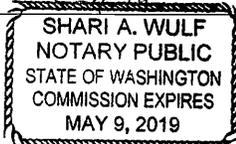
Amount Paid \$ 27,374.46  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Garritt E. Kuipers and Sheryl L. Kuipers

are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: [Signature]



Notary Public in and for the State of Washington  
Residing at Snohomish WA  
My appointment expires: 5-9-19

## EXHIBIT A

Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of way across land belonging to the State", approved March 9, 1893.

Right of the State Washington in and to that portion of said premises, if any, lying in the bed, or former bed, of the Skagit River.

Easement or right-of-way for water pipe line over and across said property from well located thereon to property of J.A. Lund in the South ½ of the South ½ of the Northeast ¼ of Section 3, together with right to take water therefrom and to enter upon said property for the purpose of repairing and maintaining said pipe line for a period of 99 years or as long as said line is used for a water pipe line, granted March 21, 1908, by John L. Nelson to J.A. Lund by instrument recorded in Volume 4 of Miscellaneous, page 639, upon terms and conditions as more fully set forth in said instrument.  
Affects Parcel A

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCELINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORTPLAT/SURVEY:  
Name: Short Plat No. 30-86  
Recorded: December 8, 1986  
Auditor's No.: 8612080003  
Affects Parcel A and B

LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.  
Recorded: June 19, 2006  
Auditor's No.: 200606190228  
Affects Parcel A

LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.  
Recorded: October 13, 2009  
Auditor's No.: 200910130161  
Affects Parcel A

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: Skagit County, a political subdivision of the State of Washington  
Recorded: December 30, 2010  
Auditor's No. 201012300102  
Purpose: Conservation Easement  
Affects Parcel A

TERMS AND CONDITIONS OF DEED:  
Recorded: January 23, 1920  
Auditor's No.: 138695  
As Follows: Reserving only the privilege of putting in and maintaining a blind ditch across said acre of land in the lowest place.  
Affects: A portion of Parcel B

Right of Drainage District No. 15 by its agents, to go upon said land for the purpose of cleaning and maintaining the drainage ditch along the North line of said property and to throw material therefrom upon the adjoining land as granted by Deed from W.E. Gustafson, et ux, dated March 13, 1922 and recorded in Volume 125 of Deeds, page 236 (Affects Parcel C)

EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:  
Grantee: Public Utility District No. 1 of Skagit County  
Recorded: June 4, 1962  
Auditor's No. 622322 (Volume 326 of Deeds, page 651)  
Purpose: Pipe line

Area Affected: East 25 feet  
Affects: Parcel C

**EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County Dike District No. 1, a Washington special purpose district

Recorded: December 24, 2003

Auditor's No. 200312240163

Purpose: Ownership, repair, construction, and maintenance of levees along the Skagit River, for purposes of protection of life and property from flooding of the Skagit River

Affects: A portion of Parcel B

**EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Skagit County Dike District No. 1, a Washington special purpose district

Recorded: December 24, 2003

Auditor's No. 200312240165

Purpose: Ownership, repair, construction, and maintenance of levees along the Skagit River

Area Affected: A strip of land approximately 40 feet wide by 662.1 feet long, for installation of a seepage berm and other flood control devices upon an existing levee operated and maintained by Skagit County Dike District No. 1

Affects: Parcel C

**ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCELINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORTPLAT/SURVEY:**

Name: Record of Survey

Recorded: January 14, 2004

Auditor's No.: 200401140143

Affects: A portion of Parcel B

**TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED FARM LANDS BY SKAGIT COUNTY.**

Executed By: Clayton C. Sibley, Personal Representative of the Estate of Genevieve V. Sibley, deceased

Recorded: April 8, 2004

Auditor's No.: 200404080059

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

Affects: Parcel B

Lot certification, including the terms and conditions thereof, recorded April 25, 2019 as Auditor's File No. 201904250047. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Lot certification, including the terms and conditions thereof, recorded April 25, 2019 as Auditor's File No. 201904250048. Reference to the record being made for full particulars. The company makes no determination as to its affects.