

When recorded return to:
Thakou Vu and Bao Hang
18424 State Route 9
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3686
Aug 28 2019
Amount Paid \$11595.47
Skagit County Treasurer
By Marilyn Martich Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039197

CHICAGO TITLE
620039197

STATUTORY WARRANTY DEED

THE GRANTOR(S) BYK Construction, Inc., a Washington corporation

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Thakou Vu and Bao Hang, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. Block 5, Town of Montborne

Tax Parcel Number(s): P74725 / 4136-005-010-0006

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: August 1, 2019

BYK Construction, Inc.

BY: Paul Woodmansee
PresidentBY: Tim Woodmansee
Vice PresidentState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Paul Woodmansee and Tim Woodmansee are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as ~~Member and Member~~, respectively, of BYK Construction, Inc. to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

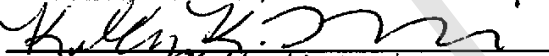
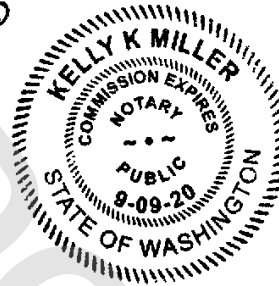
Dated: 8-5-2019 President and Vice President, (m)Name: Kelly K. MillerNotary Public in and for the State of WAResiding at: Mount VernonMy appointment expires: 9-9-2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74725 / 4136-005-010-0006

Parcel A:

That portion of the below described Tract "X" lying Northwesterly of the following described line:

Commencing at the intersection of the centerline of Therese Avenue (SR No. 9) and vacated Sheridan Avenue as shown on the "Plat of Reserve Addition to the Town of Montborne", recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington and more recently depicted on that certain Record of Survey map recorded under Skagit County Auditor's File No. 9401210047, records of Skagit County, Washington;

Thence South 43°01'21" East along the Centerline of said Therese Avenue (SR No. 9) for a distance of 222.13 feet to the true point of beginning of said line description;

Thence South 47°38'15" West parallel with the centerline of said vacated Sheridan Avenue (as shown on said Record of Survey map recorded under Skagit County Auditor's File No. 9401210047, records of Skagit County, Washington) for a distance of 40.00 feet to the Northeasterly line of Lot 6, Block 5 said "Plat of Reserve Addition to the Town of Montborne";

Thence continue South 47°38'15" West for a distance of 142.84 feet, more or less, to the Southwesterly line of said Lot 6, Block 5;

Thence continue South 47°38'15" West for a distance of 44.46 feet, more or less, to the below described "RR" line and being the terminus of said line description.

Tract "X"

The Northwesterly Half of Hancock Street as said Street is shown on the "Plat of Reserve Addition to the Town of Montborne", in Skagit County, Washington as per plat recorded in Volume 2 of Plats, page 59, and the abutting railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle Lakeshore and Eastern Railway) lying between the South line of Therese Avenue and line "RR" described as below.

TOGETHER WITH Lots 1 through 10 of Block 5 "Plat of Reserve Addition to the Town of Montborne", as per plat recorded in Volume 2 of Plats, page 59, records of Skagit County, Washington.

ALSO THAT portion of the 100 foot wide Railroad right of way commonly known as the Northern Pacific Railway (and originally conveyed to the Seattle lakeshore and Eastern Railway) lying Easterly of the line "RR" described below and lying Easterly of that portion of the centerline of said right of way lying Northerly of line "RR" and lying between the Southwesterly extensions of the centerline of Sheridan Street and the Northerly line of Hancock Street as said streets are delineated on the above referenced "Plat of the Reserve Addition to the Town of Montborne."

TOGETHER WITH that portion of Sheridan Street lying Southeasterly of the centerline and lying between Block 5 and Block 6, said "Plat of the Town of Montborne."

LINE RR

Beginning at a point on the North line of the South Half of Government Lot 6 of Section 6, Township 33 North, Range 5 East of the Willamette Meridian, which is midway between the centerline of the original

EXHIBIT "A"
Legal Description
(continued)

100 foot wide right of way of Seattle Lakeshore and Eastern Railway and the centerline of the last mainline tract of the Northern Pacific Railway as it existed in 1970;
Thence Northerly on a line drawn midway between the centerline of the original 100 foot right of way and the centerline of the above described mainline tract to the point of intersection of said centerlines, said point being the terminus of this line description.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Public and private easements, if any, over vacated portion of said premises.
2. Survey
Recording Date: June 27, 1991
Recording No.: 9106270116
3. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof
Recording Date: January 9, 2004
Recording No.: 200401090030
4. Plat Lot of Record Certification, including the terms, covenants and provisions thereof
Recording Date: June 6, 2018
Recording No.: 201806060087
5. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: October 23, 2018
Recording No.: 201810230114
Matters shown: Gravel entrance driveway
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: November 5, 2018
Recording No.: 201811050064
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted From: BYK Construction, Inc. Ken Hubbard and Pattie Hubbard, a married couple
Granted to: BYK Construction, Inc. Ken Hubbard and Pattie Hubbard, a married couple
Purpose: Reciprocal Easement
Recording Date: March 12, 2019
Recording No.: 201903120042

EXHIBIT "B"**Exceptions
(continued)**

8. City, county or local improvement district assessments, if any.
9. Assessments, if any, levied by Skagit County Sewer District No. 2.
10. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

11. Developer Extension Agreement and the terms and conditions thereof:

Recording Date: June 17, 2019
Recording No.: 201906170153