

When recorded return to:
Steve Brinn
Cougar Peak, LLC
10510 NE Northup Way, Suite 300
Kirkland, WA 98033

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-3992
Sep 13 2019
Amount Paid \$5345.00
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.: 620039415

CHICAGO TITLE CO.

620039415

STATUTORY WARRANTY DEED

THE GRANTOR(S) Grace Reid, Executrix of the Estate of Robert E. Reid, deceased and Russell J. Reid, an ~~unmarried man~~ ^{in a 11/2} ~~married~~ ^{for GR 9-13-19} married
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cougar Peak, LLC, a Washington limited liability company

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

The Northwest quarter of the Southeast quarter:
and that portion of the Southeast quarter of the Northwest quarter lying Southerly of the Southerly line of the County Road, all in Section 3, Township 35 North, Range 4 East of the Willamette Meridian, in Skagit County, Washington.

Situated in Skagit County, Washington.

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

NW SE & SE NW 3-35-4

Tax Parcel Number(s): P35736 / 350403-4-002-0010, P35730 / 350403-2-004-0012

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 5, 2019

the Estate of Robert E. Reid, deceased

BY *Grace Reid*
Grace Reid
Executrix

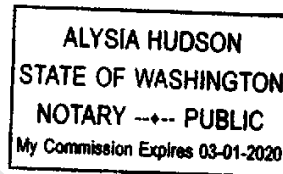
Russell J. Reid
Russell J. Reid

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Grace Reid is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Executrix of the Estate of Robert E. Reid, deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 09.13.2019

Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 03-01-2020



State of WASHINGTON
County of SKAGIT King

I certify that I know or have satisfactory evidence that Russell J. Reid 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 this instrument.

Dated: September 12, 2019

Patricia M. Blake
Name: Patricia M. Blake
Notary Public in and for the State of Washington

STATUTORY WARRANTY DEED
(continued)

Residing at: King county
My appointment expires: Feb. 29, 2020



EXHIBIT "A"
Exceptions

1. Crossing Agreement, and the terms and conditions thereof:
Recording No.: 58875
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and distribution line
Recording No.: 387248
3. Road use permit, and the terms and conditions thereof:
Recording Date: October 21, 1988
Recording No.: 8810240001
4. Road use agreement, and the terms and conditions thereof:
Recording Date: May 18, 1990
Recording No.: 9005180018
5. Mutual grant of easements, and the terms and conditions thereof:
Purpose: Ingress and egress
Recording Date: June 18, 1999
Recording No.: 9906080074
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Reconstruction, use, and maintenance over the existing road for the purpose of hauling forest products
Recording Date: November 25, 2003
Recording No.: 200311250170
7. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Reconstruction, use, and maintenance over the existing road for the purpose of hauling forest products and to provide access for forest land
Recording Date: April 30, 2004
Recording No.: 200404300266

EXHIBIT "A"
Exceptions
(continued)

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof, Indian treaty or aboriginal rights.
9. 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."
10. City, county or local improvement district assessments, if any.