

When recorded return to:
Patrick W. Bickford
PWB La Conner, LLC
PO Box 176
Friday Harbor, WA 98250



201910020068

10/02/2019 02:14 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038871

CHICAGO TITLE
620038871

STATUTORY WARRANTY DEED

THE GRANTOR(S) B & E Investments LLC, a Washington limited liability company
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to PWB La Conner, LLC, a Washington limited liability company

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 Tracts 8 and 9 LaConner Tide & Shore Lands

Tax Parcel Number(s): P74487/4129-018-900-0902

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 4309
OCT 02 2019

Amount Paid \$ 10774.00
Skagit Co. Treasurer
By *BT* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 26, 2019

B & E Investments LLC

BY Robert E. Handlin
Robert E. Handlin, ManagerState of Washington
wa of King

I certify that I know or have satisfactory evidence that Robert E Handlin
of B & E Investments LLC
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they)
signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and
acknowledged it as the Manager of B & E Investments to be the free and voluntary act of such party for
the uses and purposes mentioned in the instrument.

Dated: 10-1-2019
Christiane Pieper
Name: Christiane Pieper
Notary Public in and for the State of wa
Residing at: Tacoma
My appointment expires: 03-02-2023

CHRISTIANE S PIEPER
Notary Public
State of Washington
Commission # 125891
My Comm. Expires Mar 2, 2023

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74487/4129-018-900-0902

The Southerly 50 feet of Tract 8, "Corrected Supplement to Plate No. 18, La Conner Tidelands", according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington.

Except any portion thereof lying within the boundaries of that certain tract conveyed to J.C. Foster by deed dated April 19, 1902, and recorded May 9, 1902, in Volume 46 of Deeds, page 547, records of Skagit County, Washington.
Also except Street.

Also that portion of Tract 9 "Corrected Supplement to Plate No. 18, La Conner Tidelands", according to the official map thereof on file in the office of the State Land Commissioner at Olympia, Washington, lying Northerly of the following described line:

Beginning at a point on the Westerly line of First Street, which is South 31°13' West, a distance of 140 feet from the Southerly line of Benton Street, said point being on the Southerly line, produced Easterly of a tract conveyed to Frederick S. Martin, etux, by deed dated July 23, 1956, recorded July 24, 1956, in Volume 279 of Deeds, page 749, as Auditor's File No. 539176;
thence North 31°13' East along First Street, 29 feet to the true Point of Beginning of said line;
thence North 58°47' West to the Inner Harbor Line and the terminal point of said line.

Except that portion thereof lying within the existing boundary of said First Street.

PARCEL B:

That portion of the harbor area as shown on the 1986 supplemental Map of LaConner Harbor fronting a portion of Tracts 8 and 9, "Corrected Supplement to Plate No. 18, La Conner Tidelands", according to the official map thereof on file in the office of the State Land Commissioner at Olympia, included within the limits of the following described tract:

Beginning at a point on the inner harbor line which is South 31°13' West 55 feet from the Southerly boundary of Benton Street, and running thence North 58°47' West 105 feet across the harbor area to the outer harbor line;
thence South 58°47' East 105 feet to the inner harbor line;
and thence North 31°13' East 55 feet along said inner harbor line to the Point of Beginning, as shown on the official maps of La Conner Tide Lands on file in the office of the Commissioner of Public Lands at Olympia, Washington.

EXHIBIT "B"
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Plat.

2. Consent to Grant of Easement
 Recording Date: March 21, 2014
 Recording No.: 201403210091

3. Aquatic Lands Agreement Second Amendment
 Recording Date: October 22, 2014
 Recording No.: 201410220060

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
 Recording No: 201603010008

5. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

6. Unrecorded leases with certain terms, covenants, conditions and provisions set forth therein as disclosed by information provided to the Company
 Lessor: B&E Investments, LLC
 Lessee: Gilbert and Rebecca Bolstad dba Cattails and Dragonflies
 David and Anna Jahnke dba LaConner Sips LLC aka the Wine Find LLC
 Mari J. White
 Sharon Scott dba The Scott Collection, Inc.
 Michael A. Hahn

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

7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of LaConner.
9. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

Assignment of the Lessees interest under said lease by successive assignments:

Assignee: B & E Investments, LLC, a Washington Limited Liability Company
Recording Nos.: 8806150049, 8810120033 and 199908310014

Affects: Parcel B

10. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey attached to Lease described in paragraph above.

Recording Date: September 2, 1987
Recording No.: 8709020041
Matters shown: Building encroachment