



201910230088

10/23/2019 02:51 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

After Recording Return To:
Craig E. Cammock
Skagit Law Group, PLLC
P. O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-4630
OCT 23 2019

Amount Paid \$
Skagit Co Treasurer
By *MAM* Deputy

STATUTORY WARRANTY DEED

GRANTOR: GALBRAITH TREE FARM, LLC,
a Washington limited liability company

GRANTEE: BEAR CREEK TREE FARM, LLC,
a Washington Limited Liability Company

Legal Description: Exhibit "A"
Abbreviated Form: Ptn NW and NE, 14-36-08 and Ptn SW, 11-36-08

Assessors Tax Parcel No.: 360814-1-003-0009; P51496
360811-3-001-0000; P51447

THE GRANTOR, GALBRAITH TREE FARM, LLC, a Washington limited liability company for and in consideration of a mere change in identity or form, conveys and warrants to BEAR CREEK TREE FARM, LLC, a Washington Limited Liability Company, as Grantee, all of Grantors' right, title and interest in and to the following described real estate, situated in the County of Skagit, State of Washington:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

STATUTORY WARRANTY DEED

NOTE: No excise tax is due pursuant to WAC 458-61A-211(2)(d).

DATED: July 26, 2019.

GALBRAITH TREE FARM, LLC

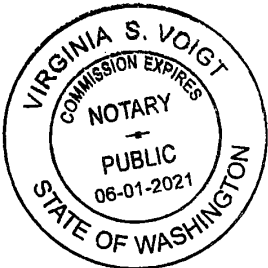


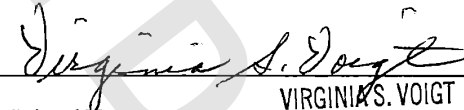
By: Robert Janicki, Manager

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that ROBERT W. JANICKI is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Manager of the GALBRAITH TREE FARM, LLC, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 26th day of July, 2019.





Printed Name VIRGINIA S. VOIGT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/1/21

(Signature of Notary)

(Legibly Print or Type Name of Notary)
My appointment expires: _____

STATUTORY WARRANTY DEED

SCHEDULE A

For APN/Parcel ID(s): **P51496 / 360814-1-003-0009 and P51447 / 360811-3-001-0000**

PARCEL A:

The West half of the Northwest quarter of the Northeast quarter, the Southwest quarter of the Northeast quarter, EXCEPT that portion deeded to Puget Sound Power and Light Company under deed recorded November 5, 1925, under Auditor's File No. 188710, Volume 138 of deeds page 117, being a correction of Auditor's File No. 183521, Volume 136 of deeds, page 398; all that portion of the Northeast quarter of the Northwest quarter, described as follows:

Commencing at a point which is the quarter corner between Sections 11 and 14 and running South a distance of 1320 feet; thence West a distance of 590 feet; thence North 25° 25' West a distance of 1475 feet; thence East a distance of about 1240 feet to the point of beginning, and all that portion of the Southeast quarter of the Northwest quarter, described as follows:

Commencing at a point which is the Northeast corner of the Southeast quarter of the Northwest quarter of Section 14; thence running South a distance of 977 feet; thence North 30° 45' West a distance of 1148 feet; thence East a distance of 590 feet, more or less, to the point of beginning, all in Section 14, Township 36 North, Range 8 East, Willamette Meridian except the following tract conveyed to Puget Sound Power and Light Company by deed recorded November 5, 1925, under Auditor's File No. 188710: Beginning at a point on the East and West center line of Section 14, Township 36 North, Range 8 East, Willamette Meridian, which point is 1248.68 feet West of the quarter corner common to Sections 13 and 14 and is the point of true beginning; thence North 64° 36' 10" West 39.0 feet; thence North 10° 45' 10" West 25.8 feet; thence North 12° 53' 50" East 41.5 feet; thence North 21° 25' 10" West 74.7 feet; thence North 43° 23' 40" West 43.7 feet; thence North 33° 40' 10" West 119.2 feet; thence North 54° 37' 40" West 108.1 feet; thence North 83° 00' 10" West 105.8 feet; thence North 40° 43' 10" West 111.1 feet; thence North 87° 47' 10" West 59.0 feet; thence North 76° 10' 10" West 109.8 feet; thence North 62° 14' 10" West 83.2 feet; thence North 73° 03' 10" West 69.8 feet; thence North 62° 55' 10" West 145.0 feet; thence North 74° 48' 10" West 67.0 feet; thence North 73° 40' 10" West 84.1 feet; thence North 56° 24' 40" West 142.7 feet; thence North 42° 01' 40" West 59.3 feet; thence North 32° 02' 10" West 48.5 feet; thence North 21° 17' 50" East 152.0 feet; thence North 16° 48' 40" West 52.6 feet; thence North 34° 48' 10" West 237.1 feet; thence North 10° 56' 10" West 125.4 feet; to a point, said point bearing south 1° 19' 20" East 1576.16 feet from the quarter corner common to sections 11 and 14, township 36 North, Range 8 East, Willamette Meridian; thence South 39° 02' 50" West 183.7 feet; thence South 31° 28' 40" East 261.8 feet; thence South 25° 58' 50" West 163.0 feet; thence South 22° 52' 40" East 300.5 feet; thence South 57° 50' 40" East 88.1 feet; thence South 84° 34' 10" East 239.8 feet; thence South 61° 29' 10" East 251.5 feet; thence South 79° 59' 40" East 118.3 feet; thence South 61° 44' 05" East 169.57 feet; thence South 25° 9' 25" West 44.6 feet; thence South 76° 43' 25" West 126.6 feet; thence South 43° 12' 55" West 88.6 feet; thence South 44° 26' 55" West 82.5 feet; thence North 80° 01' 25" East 186.8 feet; thence South 71° 56' 05" East 97.4 feet; thence South 34° 55' 35" East 44.98 feet to a point on the East and West center line of Section 11, Township 36 North, Range 8 East, Willamette Meridian, which point is 1641.42 feet West of the quarter corner common to Sections 13 and 14; thence East along center line of Section 392.74 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

The Southwest Quarter of Section 11, Township 36 North, Range 8 East, W.M., EXCEPT that portion lying within the Baker Lake Road.

Situated in Skagit County, Washington.