



201910310093

10/31/2019 01:28 PM Pages: 1 of 6 Fees: \$108.50
Skagit County Auditor

When recorded return to:

David Larsen
David Larsen and Heather Larsen, as trustees of
the David and Heather Larsen Revocable Living
Trust, Date July 28, 1993
1410 Glen View Court
Roseville, CA 95747

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040062

CHICAGO TITLE CO.

620040062

STATUTORY WARRANTY DEED

THE GRANTOR(S) Westview Waterfront, 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 David Larsen and Heather Larsen, as trustees of the David and
Heather Larsen Revocable Living Trust, Date July 28, 1993

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. G.L. 1, 16-34-2E, W.M. and Ptn. Lot 2, Snee-oosh Short Plat No. PL07-0646

Tax Parcel Number(s): P20360 / 340216-0-001-0017,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-4792

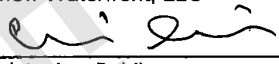
OCT 31 2019

Amount Paid \$ 6,146.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

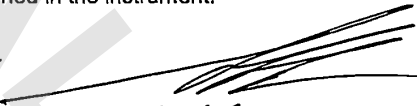
Dated: October 29, 2019

Westview Waterfront, LLC

BY: Christopher Sahlin
ManagerState of WACounty of KingI certify that I know or have satisfactory evidence that Christopher Sahlin

~~S/he~~ the person ~~or~~ 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 Westview Waterfront LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/30/19


Name: Michael Paul Warnemuende
Notary Public in and for the State of WA
Residing at: King Co
My appointment expires: 10/14/20

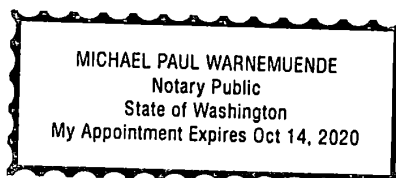


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P20360 / 340216-0-001-0017 and

Those portions of the Northwest quarter of the Southwest quarter of Section 15, Township 34 North, Range 2 East of the Willamette Meridian and of Government Lot 1 of Section 16, Township 34 North, Range 2 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of the Northwest quarter of the Southwest quarter of said Section 15 which is also the Southeast corner of Government Lot 1 of said Section 16;
Thence South 89°57'13" East along the South line of the Northwest quarter of the Southwest quarter of said Section 15, 22.22 feet to a point on the Westerly line of Snee-Oosh Road which is also on a curve having a radius of 1994.43 feet, the center of which bears South 74°49'39" East;
Thence Northerly along the arc of said curve following the Westerly right of way of Snee-Oosh Road through a central angle of 9°21'32" an arc distance of 325.78 feet;
Thence continuing along said right of way on line that is not tangent to said curve North 28°36'03" East 98.98 feet;
Thence leaving Snee-Oosh Road South 89°41'03" West, 602.46 feet, more or less to the ordinary high water of Similk Bay;
Thence Southerly following the line of ordinary high water to a point on the South line of Government Lot 1 of Section 16 which bears South 89°50'17" East from the point of beginning;
Thence North 89°50'17" East along said South line 532.24 feet, more or less to the point of beginning.

Being Parcel A-3 of record of survey for Snee-Oosh BLA recorded under recording no. 201404090046.

Situate in the County of Skagit, State of Washington

EXHIBIT "B"

Exceptions

1. Exceptions, reservations and recitals contained in the Instrument as set forth below:

Grantor: John Edge and Ellen Edge, his wife, noncompetent Swinomish Indians
Recording Date: April 5, 1921
Recording No.: 148972

Said document provides for, among other things, the following:

There is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by authority of the United States

2. Exceptions, reservations and recitals contained in the Instrument as set forth below:

Grantor: John LaHelma or Jerry Willup and Mary Willup, husband and wife of
Swinomish Indian Reservation, Washington, noncompetent Skagit
Indians
Recording No.: 236228

Said document provides for, among other things, the following:

And there is reserved from the lands hereby granted a right of way thereon for ditches and canals constructed by authority of the United States

3. Exceptions, reservations and recitals contained in the Instrument as set forth below:

Grantor: Alexis Edge, unallotted Swinomish, a single man
Recording Date: May 19, 1960
Recording No.: 596724

Said document provides for, among other things, the following:

Excepting and reserving unto the grantor, his heirs and assigns 100% of all minerals, including oil and gas, together with the right to prospect for, mine and remove same

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation, a Washington Corporation
Purpose: Gas Pipeline
Recording Date: September 14, 1988
Recording No.: 8809140036
Affects: Undisclosed portion of said premises, as constructed

5. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: June 11, 2007

EXHIBIT "B"Exceptions
(continued)

Recording No.: 200706110195

6. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: June 11, 2007

Recording No.: 200706110194

7. 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.
8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, 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 SKAGIT COUNTY SHORT PLAT NO. PL07-0646 (SNEE-OOSH SHORT PLAT):

Recording No.: 201012150048

Amended by: 201012280128

9. Plat Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: December 15, 2010

Recording No.: 201012150049

10. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: April 9, 2014

Recording No.: 201404090041

Recording Date: April 9, 2014

Recording No.: 201404090042

Recording Date: April 9, 2014

Recording No.: 201404090043

11. Access and Recreational Use Easement including the terms, covenants and provisions thereof

EXHIBIT "B"Exceptions
(continued)

Recording Date: April 9, 2014
Recording No.: 201404090044

12. Protected Critical Area Easement including the terms, covenants and provisions thereof

Recording Date: April 9, 2014
Recording No.: 201404090045

13. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey,

Recording Date: April 9, 2014
Recording No.: 201404090046

14. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

15. City, county or local improvement district assessments, if any.

16. Assessments, if any, levied by Swinomish Tribal Community.

17. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,500,000.00
Dated: April 24, 2012
Trustor/Grantor: Westview Waterfront, LLC
Trustee: Chicago Title
Beneficiary: Christopher L. Sahlin, an unmarried person, Roger and Gerry Anne Sahlin, husband and wife, Sigrid (Sahlin) Hoag, a married person as her separate estate, A.K. Hemingway, F.D. Smith, Christopher L. Sahlin as trustee of the Ellie Cassidy Hoag Educational Fund/Trust, and Christopher L. Sahlin as Trustee of the Dylan Carl Hoag Educational Fund/Trust
Loan No: Not Shown
Recording Date: May 7, 2012
Recording No.: 201205070165
Affects: Herein described and other property