



202003060056

03/06/2020 10:38 AM Pages: 1 of 9 Fees: \$111.50
Skagit County Auditor

When recorded return to:

Arthur W. Olson and Christie L. Fairchild
53435 Rockport Cascade Road
Rockport, WA 98283

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

AWO
CLF
MAR 06 2020

Amount Paid \$ *3120.00*
Skagit Co. Treasurer
By *ML* Deputy

STATUTORY WARRANTY DEED

19-3887
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Glacier View Ranch, a Partnership, PO Box 153, Marblemount, WA 98283,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Arthur W. Olson and Christie L. Fairchild, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
The SE 1/4 of the SE1/4 of Sex. 15, Twp 35 N., R. 10 E. WM

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

TOGETHER WITH AND SUBJECT TO a non-exclusive easement as established by document recorded as Auditor's File No. 200511140270 for ingress, egress and utilities over, across and under the East 60 feet of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 45 North, Range 10 East, W.M., EXCEPT the State Highway along the South line of said Northeast 1/4 of the Northeast 1/4.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement as established by document recorded as Auditor's File No. 200512140133 for ingress, egress and utilities over, across and under the West 60 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 14, Township 35 North, Range 10 East, W.M., and the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 23, Township 35 North, Range 10 East, W.M.;lying North of State Route 20.

TOGETHER WITH AND SUBJECT TO a non-exclusive easement as established by document recorded as Auditor's File No. 201910110063 for ingress, egress and utilities over, across and under Lots 1-4, Short Plat PL06-1023, recorded in Skagit County Auditor's File No. 200811180001. "Easement No. 1" in said document is for the benefit of the property hereby conveyed.

The Easements conveyed by this Deed are conveyed without warranty, and are subject to encumbrances of record, if any.

Tax Parcel Number(s): P45359 & 351015-4-003-0009 & P45360 & 351015-4-004-0008 & P45361 & 351015-4-005-0007

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3887-KH

Page 1 of 6

Dated: Feb 5, 2020

Glacier View Ranch, a Partnership

By: Cheryl Cunningham
Cheryl Cunningham, Partner

By: Craig Holmquist 2/4/2020
Craig Holmquist, Partner

By: Robert Cunningham
Robert Cunningham, Partner

By: Cheryl Cunningham

Cheryl Cunningham, Personal Rep of the Estate of Robert J. Cunningham, deceased Skagit County Superior Court Case No. 14-4-00112-6 and Successor Trustee of the Robert J. Cunningham Living Trust dated January 28, 1998.

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Cheryl Cunningham, Craig Holmquist, and Robert Cunningham, Partners of Glacier View Ranch and Cheryl Cunningham, Personal Rep and Trustee of Glacier View Ranch is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 24 day of February, 2020

Signature

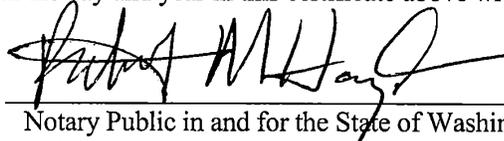
Title

My appointment expires:

STATE OF WASHINGTON)
) ss.
COUNTY OF COWLITZ)

THIS IS TO CERTIFY that on this 2 day of February, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Robert A. Cunningham**, to me known to be a general partner in the partnership doing business under the name of Glacier View Ranch, a Washington Partnership, which executed the foregoing instrument and acknowledged the said instrument to be his free and voluntary act and deed and voluntary act and deed of said partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument as a general partner in the partnership.

Given under my hand and official seal the day and year in this certificate above written.



Notary Public in and for the State of Washington,
residing at Sedro-Woolley
Printed Name: Patrick M. Hayden
My commission expires: 4-27-2021

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 5 day of February, 2020 **Cheryl A. Cunningham** signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the **Successor Trustee of the Robert J. Cunningham Revocable Living Trust, dated January 28, 1998**, together with any amendments and successions of trustee, and as the **Personal Representative of the Estate of Robert Joseph Cunningham**, Skagit County Superior Court Cause No. 14-4-00112-6, and acknowledged said instrument to be the free and voluntary act and deed and voluntary act and deed of said trust and estate, for the uses and purposes therein mentioned.

Given under my hand and official seal the day and year in this certificate above written.

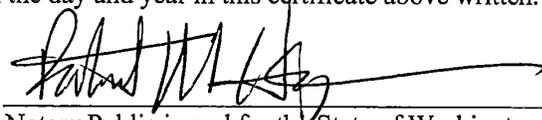


Notary Public in and for the State of Washington,
residing at Sedro-Woolley
Printed Name: Patrick M. Hayden
My commission expires: 4-27-2021

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 5 day of February, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Cheryl A. Cunningham**, to me known to be a general partner in the partnership doing business under the name of Glacier View Ranch, a Washington Partnership, which executed the foregoing instrument and acknowledged the said instrument to be his free and voluntary act and deed and voluntary act and deed of said partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument as a general partner in the partnership.

Given under my hand and official seal the day and year in this certificate above written.

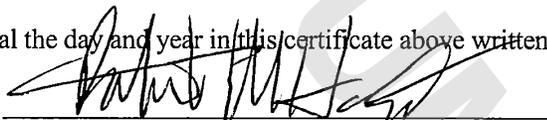


Notary Public in and for the State of Washington,
residing at Sedro-Woolley
Printed Name: Patrick M. Hayden
My commission expires: 4-27-2021

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

THIS IS TO CERTIFY that on this 4 day of February, 2020, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared **Craig A. Holmquist**, to me known to be a general partner in the partnership doing business under the name of Glacier View Ranch, a Washington Partnership, which executed the foregoing instrument and acknowledged the said instrument to be his free and voluntary act and deed and voluntary act and deed of said partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument as a general partner in the partnership.

Given under my hand and official seal the day and year in this certificate above written.



Notary Public in and for the State of Washington,
residing at Sedro-Woolley
Printed Name: Patrick M. Hayden
My commission expires: 4-27-2021

EXHIBIT A
LEGAL DESCRIPTION

Property Address: Liberty Bell Lane, Rockport, WA 98267

Tax Parcel Number(s): P45359 & 351015-4-003-0009 & P45360 & 351015-4-004-0008 & P45361 & 351015-4-005-0007

Property Description:

The Southeast 1/4 of the Southeast 1/4 of Section 15, Township 35 North, Range 10 East, W.M.

TOGETHER WITH a non-exclusive easement as established by document recorded as Auditor's File No. 200511140270 for ingress, egress and utilities over, across and under the East 60 feet of the Northeast 1/4 of the Northeast 1/4 of Section 22, Township 35 North, Range 10 East, W.M. EXCEPT the State Highway along the South line of said Northeast 1/4 of the Northeast 1/4.

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3887-KH

Page 3 of 6

EXHIBIT B

19-3887-KH

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle

Recorded: October 22, 1929

Auditor's No.: 227885

Purpose: Electric transmission system

Area Affected:

A strip of land 150 feet wide, Northwesterly of and adjacent to that certain 100 foot wide right-of-way as condemned in Skagit County Superior Court Cause No. 9510; and it affects a Southerly portion of and the East 30 feet of the Easement insured herein.

Affects the Easement insured herein.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle

Recorded: August 9, 1929

Auditor's No.: 229305

Purpose: Electric transmission system

Area Affected:

The Northeast 1/4 of the Northeast 1/4 of Section 22, Township 35 North, Range 10 East, W.M., EXCEPT the South 30 feet thereof for County Road. The easement limits extend 75 feet on each side of the center line of survey of said system.

Said easement was modified by document recorded under Auditor's File No. 295893.

Affects: The Easement insured herewith.

3. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Construction, operation and maintenance of electric transmission system

In Favor of: City of Seattle

Affects: Over a strip of land 150 feet wide, Northwesterly of and adjacent to the City of Seattle Skagit River railway right-of-way

Condemned In: Skagit County Superior Court Cause No. 13420.

Affects: The Easement insured herewith.

4. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

For: Transmission line

In Favor of: City of Seattle

Affects: A strip of land 55 feet in width on the Southeasterly side of

the Seattle Municipal Railway right-of-way Condemned In: Skagit County Superior Court Cause No. 20724.

Affects: The Easement insured herewith.

5. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: City of Seattle, a municipal Corporation

Dated: August 29, 1949

Recorded: August 30, 1949

Auditor's No.: 435256

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3887-KH

Page 4 of 6

Purpose: For the purpose of access to, and protection of, Grantee's adjacent electric transmission lines.
Area Affected: A strip of land 55 feet in width across the Easement insured herein.

6. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES, RESERVED BY INSTRUMENT:

For: Future electric transmission and distribution line facilities

In Favor of: City of Seattle

Recorded: August 20, 1965

Auditor's No.: 670628

Affects: One-hundred (100) foot wide strip of land that was the former right-of-way condemned in Skagit County Superior Court Cause No. 9510.

Affects: the Easement insured herein.

7. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Glacier View Ranch

Dated: November 10, 2005

Recorded: November 14, 2005

Auditor's No.: 200511140270

Purpose: Ingress, egress and utilities

Area Affected: The Easement insured herein.

8. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: PL-06-1023

Recorded: November 18, 2008

Auditor's No.: 200811180001

9. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 01/23/2012 as Auditor's File No. 201201230068.

10. Lot certification, including the terms and conditions thereof, recorded 7/22/2002 as Auditor's File No. 200207220010. Reference to the record being made for full particulars. The company makes no determination as to its affects.

11. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Glacier View Ranch Partnership recorded 10/11/2019 as Auditor's File No. 201910110063.

Said easement while over a different road to the subject property imposes maintenance obligations on the subject property.

12. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to City of Seattle recorded 10/11/2019 as Auditor's File No. 201910110064.

Affects: both a 60-foot wide strip and a 20-foot wide strip of the subject property.

13. Question of the exact location of the 20-foot wide easement established by document recorded as Auditor's File No. 201910110064.

14. Subject to current use/farm and agricultural lands under RCW 84.34 and the lien for withdrawal from said program. Grantee assumes said classification and any lien for withdrawal therefrom.

UNOFFICIAL DOCUMENT

EXHIBIT C

Grantees acknowledge and assume the Grantor's obligations set forth as part of Easement No. 2 in that document recorded as Auditor's File No. 201910110063, regarding location, construction and maintenance of the easement now benefiting Seattle City Light.

Arthur W. Olson
Arthur W. Olson

Christie L. Fairchild
Christie L. Fairchild