

When recorded return to:

Shawn Ottenbreit
Salty Dog Consulting, LLC
4635 Keppel Loop SW
Port Orchard, WA 98367

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5570

Dec 29 2020

Amount Paid \$16548.11
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:



1142 Broadway, Suite 200
Tacoma, WA 98402

CHICAGO TITLE COMPANY
620045313

Escrow No.: 204345-NCS

STATUTORY WARRANTY DEED

THE GRANTOR(S) Herbert York and Paula J. York, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Salty Dog Consulting, 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. SE, 3-34-2E, W.M.

Tax Parcel Number(s): P19706 / 340203-03-034-0005

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 12/22/2020

Herbert York
Herbert York

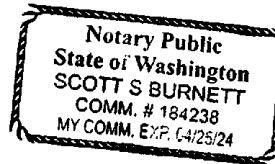
Paula J. York
Paula J. York

State of WASHINGTON
County of Snohomish

I certify that I know or have satisfactory evidence that Herbert York is the persons who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 22 Dec 2020

Name: Scott S Burnett
Notary Public in and for the State of WA
Residing at: Anacortes
My appointment expires: 4-25-24



I certify that I know or have satisfactory evidence that Paula J. York is the persons who appeared before me, and said persons acknowledged that she signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 22 Dec 2020

Name: Scott S Burnett
Notary Public in and for the State of WA
Residing at: Anacortes
My appointment expires: 4-25-24

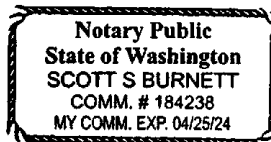


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P19706 / 340203-0-034-0005

That portion of the East Half of the Southeast Quarter of Section 3, Township 34 North, Range 2 East of the Willamette Meridian, lying South and West of State Route 536, as conveyed to the State of Washington by instrument dated March 4, 1970, recorded April 14, 1970, under Auditor's File No. 737854, records of Skagit County, Washington, and lying Northerly of the Stevenson County Road, and lying Easterly of the East line and said line extended Northerly to the South line of said State Route 536 of a tract conveyed to Donald E. Heglin and Anna L. Heglin, husband and wife, by Deed dated July 25, 1969 and recorded July 28, 1969, under Auditor's File No. 729265, records of Skagit County, Washington, said Heglin Tract being described as follows:

Beginning at a point on the North line of the County Road where it is intersected by a fence line as it existed on October 7, 1960, at a point 776.08 feet East of the West line of the Southeast Quarter of the
Southeast Quarter of said Section;
Thence North along said fence line and said fence line extended 249 feet;
Thence East parallel with the North line of said County Road, 175 feet;
Thence South parallel with said fence line and said fence line extended, 249 feet to the North line of said County Road;
Thence West along the North line of said County Road, 175 feet to the place of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

SPECIAL EXCEPTIONS

1. 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/or distribution line
Recording Date: January 25, 1961
Recording No.: 603451
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/or distribution line
Recording Date: March 6, 1984
Recording No.: 8403060068
3. Relinquishment of all existing, future, or potential easements for access, light, view, and air AND of all rights of ingress, egress and regress to, from and between said premises and the highway (or highways) constructed on lands conveyed by Deed including the terms, covenants and provisions thereof

Recording Date: April 14, 1970
Recording No.: 737854
4. Special Use Permit No. SP-85-004 including the terms, covenants and provisions thereof

Recording Date: March 12, 1985
Recording No.: 8503120026
5. 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/or distribution line
Recording Date: July 28, 1989
Recording No.: 8907280026
6. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 12, 2000
Recording No.: 200009120049
Matters shown: fence lines
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Unrecorded leasehold interests, rights of tenants and parties in possession, rights of vendors to remove trade fixtures and rights of those parties secured under the Uniform Commercial Code, if any