

When recorded return to:

Guardian Northwest Title & Escrow Company  
1301 Riverside Drive, Suite B  
Mount Vernon, WA 98273  
(360) 424-0111

**BARGAIN AND SALE DEED**

GNW 20-8600

**THE GRANTOR(S)**

Chuckanut Store, LLC, a Washington Limited Liability Company  
PO Box 4227, Bellingham, WA 98227

for and in consideration of

FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 (\$475,000.00) DOLLARS

in hand paid, bargains, sells, and conveys to

Terry L. Thomson and Lisa M. Thomson, a married couple

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-88

Jan 08 2021

Amount Paid \$7605.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Abbreviated Legal: (Required if full legal not inserted above.)

Section 34, Township 36, Range 3 - NW SW

Tax Parcel Number(s): P48623/360334-3-018-0005

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

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 34, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East right-of-way line of the Pacific Highway, which point is 388.73 feet South and 51.0 feet East of the  $\frac{1}{4}$  corner between Sections 33 and 34, Township 36 North, Range 3 East, W.M., (in this description the West line of the Southwest  $\frac{1}{4}$  of Section 34, Township 36 North, Range 3 East, W.M., is considered as bearing due North and South);  
thence from this point of beginning South 85°54'15" East along the centerline of a certain slough known as the North Fork of the Samish River, 189.38 feet to a point which is 402.26 feet South and 240.0 feet East of the said  $\frac{1}{4}$  corner between Sections 33 and 34;  
thence North 42.84 feet to the South right-of-way line of Skagit County Road No. XCVI;  
thence Westerly along the South right-of-way line of said County Road XCVI to the East right-of-way line of Pacific Highway;  
thence Southerly 67.53 feet along the East right-of-way line of the Pacific Highway to the point of beginning.

Situate in the County of Skagit, State of Washington.

TOGETHER WITH an easement for septic drainfield and maintenance thereof, as described and delineated in Auditor's No. 201409150041, over, under and across the following Parcels A & B:

PARCEL "A":

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 34, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ ;  
thence running North  $89^{\circ}55'$  East along the quarter section line of said Section 34, a distance of 240 feet;  
thence due South 244.8 feet to the true point of beginning;  
thence East, 150 feet;  
thence South 129 feet, more or less, to the North line of the County Road;  
thence Westerly along the North line of the County Road, 161.2 feet, more or less, to a point due South of the point of beginning;  
thence North 70.8 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

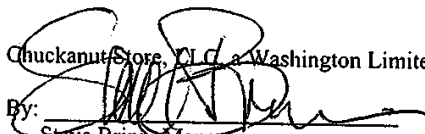
That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  and of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 34, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of the Pacific Highway, 202.44 feet Northerly of the point of intersection of said East line with the Northerly line of the County road known as Road XCVI (said point being 78 feet South and 41.3 feet East of the Northwest corner of the Southwest  $\frac{1}{4}$  of said Section 34);  
thence East at right angles to the West line of said Section, 198.7 feet;  
thence North parallel with said West line, 100 feet to the true point of beginning of this description;  
thence South parallel with said West line to a point 244.8 feet South of the North line of the Southwest  $\frac{1}{4}$  of said Section 34;  
thence due East, 150 feet;  
thence running due South, 129 feet, more or less, to the North line of the County road;  
thence Southeasterly along said road to a point intersecting a line drawn parallel to and 8 feet East of the last described line (as measured at right angles thereto);  
thence North parallel with the West line of said Section 34 to a point East of the true point of beginning;  
thence West to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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 "A" attached hereto

Dated: January 8, 2021

Chuckanut Store, LLC, a Washington Limited Liability Company  
By:   
Steve Brinn, Manager

STATE OF WASHINGTON  
COUNTY OF SKAGIT

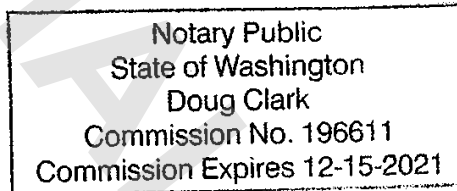
I certify that I know or have satisfactory evidence that Steve Brinn is the person who appeared before me, and said person acknowledged that ~~he~~she signed this instrument, on oath stated that ~~he~~she was authorized to execute the instrument and acknowledged it as the Manager of Chuckanut Store, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7<sup>th</sup> day of January, 2021

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-21



**EXHIBIT A**

20-8600-KH

1. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the North Fork of the Samish River (aka Edison Slough), or its banks, or which may result from such change in the future.

2. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of North Fork of the Samish River (aka Edison Slough).

3. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

4. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

**5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:**

Grantee: Chuckanut Investments, LLC

Dated: March 31, 2003

Recorded: March 31, 2003

Auditor's No.: 200303310282

Purpose: "septic drain field and transmission lines"

Area Affected: As both described and delineated thereon

**6. PERMIT AND THE TERMS AND CONDITIONS THEREOF:**

Grantor: Skagit County

Grantee (s): Chuckanut Valley Store & Café, Inc.

Dated: December 20, 2002

Recorded: March 31, 2003

Auditor's File No.: 200303310283

Permit No.: 02-219

Road No.: 21200

7. The following document appears outside the legal chain of title and was disclosed to the Company by the application for title insurance:

**AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Jerry D. Lomsdalen, et ux, et al

And: Mindy Osetek

Dated: December 31, 2002

Recorded: September 1, 2006

Auditor's No.: 200609010144

Regarding: "...indemnify...relating to contamination by oil range petroleum hydrocarbons..."

**8. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:**

Executed By: Chuckanut Investments LLC

Order No.: 20-8600-KH

Recorded: April 28, 2009  
Auditor's File No.: 200904280133

9. Terms and conditions of Bylaws and Service Areas Notice - Blanchard-Edison Water Association, recorded April 28, 2009 as Auditor's File No. 200911160063.

10. 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 July 24, 2014 as Auditor's File No. 201407240002.

11. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Acme Properties, LLC

Dated: September 11, 2014

Recorded: September 15, 2014

Auditor's No.: 201409150041

Purpose: sanitary sewer system, drainfield, parking and ingress and egress

Area Affected: As both described and delineated thereon

12. Lot certification, including the terms and conditions thereof, recorded December 12, 2014 as Auditor's File No. 201412120040. Reference to the record being made for full particulars. The company makes no determination as to its affects.

13. Regulatory notice/agreement regarding Administrative Reduction in Setback Decision (#PL14-0513) that may include covenants, conditions and restrictions affecting the subject property, recorded February 19, 2015 as Auditor's File No. 201502190060 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.