

When recorded return to:

Zero One Ventures, LLC  
1752 NW Market St #123  
Seattle, WA 98107SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-788

Feb 24 2021

Amount Paid \$17787.20  
Skagit County Treasurer  
By Chelsea Stalcup Deputy

GNW 20-8299

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) William P. Schmidt and Janice T. Schmidt, a married couple, 6939 Gallagher Rd, Concrete, WA 98237,

for and in consideration of **ten dollars and other valuable consideration**in hand paid, conveys, and warrants to Zero One Ventures, LLC, a ~~Washington~~ Limited Liability Company  
Delaware

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 S. 1/2 of the NE 1/4 and portions of the E. 1/2 of the W. 1/2 in Sec. 33, Twp. 35 N., R. 4 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

Tax Parcel Number(s): P107935, P30606, P30603

Dated: 2-23-21William P. Schmidt  
William P. SchmidtJanice T. Schmidt  
Janice T. SchmidtStatutory Warranty Deed  
LPB 10-05

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

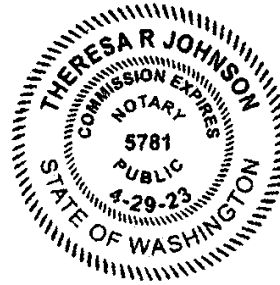
I certify that I know or have satisfactory evidence that William P Schmidt and Janice T Schmidt are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 19th day of February, 2021

*Theresa R Johnson*  
Signature

Notary  
Title

My appointment expires: 4-29-23



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: NHN Walker Valley Road, Mount Vernon, WA 98274  
Tax Parcel Number(s): P107935, P30606, P30603

**Property Description:**

**Parcel "A":**

The South 1/2 of the Northeast 1/4 of Section 33, Township 35 North, Range 4 East WM.

**Parcel "B"**

The East 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 35 North, Range 4 East, W.M. TOGETHER WITH that portion of the Northeast 1/4 of the Southwest 1/2 of said Section 33 lying Easterly of the Southerly extension of the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section extended South and lying Northerly of the centerline of the following described creek: Begin at the Center of said Section 33; thence West along the North line of said Northeast 1/4 of Southwest 1/4 to the centerline of the first creek flowing Southwesterly across said North line; thence Southwesterly along said centerline following the Southerlymost thread of said Creek to the West line of said Northeast 1/4 of the Southwest 1/4 of said Section, said point being the terminus of this centerline description.

**Parcel "C":**

The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 33, Township 35 North, Range 4 East, W.M. TOGETHER WITH that portion of the Northeast 1/4 of the Southwest 1/2 of said Section 33 lying Westerly of the Southerly extension of the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section extended South and lying Northerly of the centerline of the following described creek: Begin at the Center of said Section 33; thence West along the Center of said Section 33; the West along the North line of said Northeast 1/4 of Southwest 1/4 to the centerline of the first creek flowing Southwesterly across said North line subdivision, said point being the True Point of Beginning; thence Southwesterly along the Southerlymost thread of said creek to the West line of said subdivision, said point being the terminus of this centerline line description.

**Parcel "D":**

A 60-foot wide non-exclusive easement for ingress, egress and utilities over, across and under that portion of the Southwest 1/4 of Section 33, Township 35 North, Range 4 East, WM. as reserved in document recorded July 2, 1990 as Auditor's File No. 199007020071 and specifically described on document recorded October 31, 1991 as Auditor's File No. 19910319004 and as amended by document recorded as Auditor's File No. 9701130068.

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**EXHIBIT B**

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1. Agreement, affecting subject property, regarding water line flume and dam right and the terms and provisions thereof between Jno. B. Peterson et ux and Hewitt Land Co., recorded 10/18/1921 as Auditor's File No. 152459, Volume 123 Deeds, Page 196. An Assignment of water rights in regards to said Agreement was recorded as Auditor's File No. 170275, Volume 132 Deeds, Page 72..

2. Agreement, affecting subject property, regarding Water and dam rights and the terms and provisions thereof between Jno. B. Peterson et ux and Koltop Coal Co., recorded 09/04/1924 as Auditor's File No. 176952, Volume 133 Deeds, Page 483..

3. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of Access road, in favor of Ralph R. Tracy et ux, recorded 08/15,1966 as Auditor's File No. 686988.

4. Easement, affecting a portion of subject property for the purpose of access for construction and maintenance of water system on Grantee's adjoining lasd, including terms and provisions thereof granted to Evergreen Area ACoauncil, Inc. of the Boy Scouts of Ameidan recorded 11/4/197 as Auditor's File No. 888951. Affects: Easement Road.

5. Lot certification, including the terms and conditions thereof, recorded 10/06/1995 as Auditor's File No. 9510060076 and 9510060077. Reference to the record being made for full particulars. The company makes no determination as to its affects. Affect Parcels "B" and "C".

Said Lot Certifications were revised by documents recorded as 200805200100 and 200505080099.

6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 01/07/2003, as Auditor's File No. 200301070081.

Affects; A Portion of Parcel "A".

7. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Jill Hodal et al recorded 01/13/1997 as Auditor's File No. 9701130068. Affects; Parcel "D"

8. 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 unnamed creek, or its banks, or which may result from such change in the future.

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