

When recorded return to:

Regenerative Properties, LLC  
3610 Northeast 42nd Street  
Seattle, WA 98105

GNW 21-13310

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Delta Properties, LLC, a Washington Limited Liability Company, 13515 Bisquet Ridge Lane, Bow, WA 98232,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Regenerative Properties, LLC, a Limited Liability Company

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.

Seller reserves a height restriction covenant of 40' over the property described in Exhibit "B"

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 "C" attached hereto

Abbreviated legal description: Property 1:  
PTN. N1/2 NE1/4, 19-35N-3E

Tax Parcel Number(s): P34505

Dated: April 01, 2022

Delta Properties, LLC, a Washington Limited Liability Company

By: Daniel Peth, Manager  
Daniel Peth, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20221337  
Apr 01 2022  
Amount Paid \$22690.00  
Skagit County Treasurer  
By Lena Thompson Deputy

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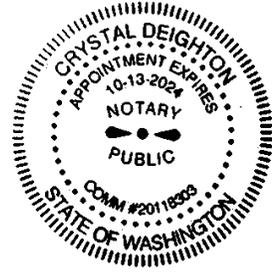
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 01 day of April, 2022 by Daniel Peth as Manager of Delta Properties, LLC.

Crystal Deighton  
Signature

Notary  
Title

My appointment expires: 10-13-2024



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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 9063 Bayview Edison Road, Bow, WA 98232  
Tax Parcel Number(s): P34505

**Property Description:**

**Parcel "A":**

The East 20 acres of the following described tract:

The Northwest 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 3 East, W.M., EXCEPT the following described tract:

Beginning at a point 22 feet West of the Northeast corner of said Northwest 1/4 of the Northeast 1/4;  
thence East 22 feet;  
thence South 56 feet;  
thence Northwesterly to the point of beginning.

ALSO EXCEPT those portions conveyed to Skagit County for road by deed recorded as Auditor's File Nos. 394347 and 497401.  
Situate in the County of Skagit, State of Washington.

**Parcel "B":**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 30 feet North of the Southwest corner of said Northeast 1/4 of the Northeast 1/4;  
thence South 30 feet;  
thence East 30 feet;  
thence Northwesterly to the point of beginning.

Situate in the County of Skagit, State of Washington.

**Parcel "C":**

An easement for one single family residence only as provided in Restrictive and Protective Covenants pertaining to Logsdon Short Plat No. 93014, and described as follows:

A strip of land 20 feet in width, centered on an existing traveled way, situate in the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the Northwest corner of the East 20 acres of said subdivision;  
thence South 0°18'32" East 51.72 feet, more or less, along the West line of said subdivision, being also the East line of a Short Plat proposed by Gail and Diane Logsdon, to the centerline of said traveled way;  
thence South 81°52'17" West 23.54 feet;  
thence South 83°35'46" West 57.25 feet;  
thence South 84°19'52" West 51.40 feet;  
thence South 86°34'27" West 125.11 feet;  
thence North 86°55'27" West 56.95 feet;  
thence North 79°11' West 63.32 feet;  
thence North 72°19' West 73.60 feet, more or less, to the junction of said traveled way with the Southerly margin

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of the Bayview-Edison County Road right of way, and the terminus of this description, the basis of bearings herein being as stated on said proposed short plat.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**

**Seller reserves a height restriction of 40' over the following described parcel:**

**That portion of the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 3 East, W.M. described as follows:**

**Commencing at the Southwest corner of the East 20 acres of said Northwest 1/4 of the Northeast 1/4 , thence East along the South Boundary of said 20 acres 200.00 feet to the point of beginning; thence continuing east along the south boundary a distance of 300.00 feet; thence north parallel to the east boundary of said 20 acres a distance of 200.00 feet; thence west parallel to the south boundary of said 20 acres a distance of 300.00 feet; thence south parallel to the west boundary of said 20 acres a distance of 200.00 to the point of beginning and the end of this description.**

**Situate in the county of Skagit, State of Washington.**

**said area affected is approximately +/-1.38 acres.**

**EXHIBIT C**

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1. Reservations, provisions and/or exceptions contained in instrument executed by John Lloyd and Ida Lloyd, his wife, recorded as Auditor's File No. 71571.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

2. 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 Record of Survey for W. K. Paulus recorded March 26, 1993 as Auditor's File No. 9303260060.

3. 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 Short Plat 93-014 recorded May 20, 1993 as Auditor's File No. 9305200075.

4. 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 Record of Survey for Tom Paulus recorded February 22, 1994 as Auditor's File No. 9402220116.

5. RESTRICTIVE AND PROTECTIVE COVENANTS PERTAINING TO THE LOGSDON SHORT PLAT NO. 014-93 REVISION #1 AND THE TERMS AND CONDITIONS THEREOF:

Recorded: February 14, 1995

Auditor's No.: 9502140047

6. Lot certification, including the terms and conditions thereof, recorded May 5, 2020 as Auditor's File No. 202005050052. Reference to the record being made for full particulars. The company makes no determination as to its affects.

7. Any question as to the location of Leatherwood Lane as disclosed by inspection on February 18, 2022 and as shown on the Skagit County Assessor's Map.

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