

When recorded return to:

Richard Spink
18662 Colony Road
Bow, WA 98232

205299-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Kope Commercial Property, LLC, a Washington limited liability company**

for and in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars
(\$175,000.00)

in hand paid, conveys, and warrants to **Richard Spink, an unmarried person**

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

For Full Legal See Attached "Exhibit A"

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

ptn SW 1/4 SW 1/4, 8-36-4 E W.M.

Tax Parcel Number(s): 360408-0-020-0002/P49117

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record
including, but not limited to, those shown Land Title Company's Preliminary Commitment No.
205299-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221478

Apr 11 2022

Amount Paid \$2805.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: April 6, 2022

Kope Commercial Property, LLC, a Washington Limited Liability Company

By:

Rhonda Pheifer
Rhonda Pheifer, Manager

By:

Paul Pheifer
Paul Pheifer, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8 day of April, 2022 by Rhonda Pheifer and Paul Pheifer, as Managers of Kope Commercial Property, LLC.

Cheryl A Froehlich
Signature

Notary
Title

My appointment expires: 3-7-24

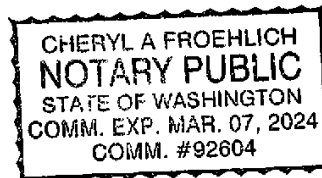


Exhibit A

That portion of the West $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 36 North, Range 4 East, W.M., lying Southerly of the new County road known as the Alger-Cain Lake Road, and Northerly of the Bloedel Donovan Lumber Mills Railway right of way (now abandoned), EXCEPT that portion lying within the following described tracts:

1.) Beginning at the intersection of the East line of the County road with the North line of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence Northeasterly along road to its intersection with Bloedel Donovan Lumber Mills Coal Bunker spur;
thence Southerly along spur to Northeast corner of that certain tract conveyed to R. E. Daves by deed dated September 2, 1916, and recorded September 16, 1916, under Auditor's File No. 115127;
thence West parallel with South line of section a distance of 1,000 feet;
thence North to County road;
thence Northeasterly along County road to beginning.

2.) Beginning at a point on the Northerly edge of the right of way of the Bloedel Donovan Lumber Mills Railway, 238 feet North and 600 feet East of the Southwest section corner of said Section 8, (being the corner of Sections 7, 8, 17 and 18);
thence North 500 feet to a point;
thence East 1,000 feet to a point 20 feet West of the centerline of the road known as the Palmer Lake spur;
thence Southwesterly along a line 20 feet distant from, parallel to, and on the Westerly side of the centerline of said spur, 225 feet to intersection with the right of way of Bloedel Donovan Lumber Mills Railway;
thence Westerly along the Northerly boundary of said right of way at a distance of 50 feet from the centerline of said railway 1,078 feet to the point of beginning.

3.) Beginning at the section corner of Sections 7, 8, 17 and 18, same being the Southwest section corner of Section 8;
thence running North $33^{\circ}56'30''$ East, 1,122.7 feet to the real point of beginning;
thence North $4^{\circ}04'$ East 277.5 feet to a point;
thence North $50^{\circ}08'30''$ East, 519.6 feet to a point;
thence South $4^{\circ}03'$ West 317.1 feet to a point;
thence South $45^{\circ}33'$ West, 565.1 feet to a point;
thence North $4^{\circ}03'$ East 102.4 feet to the true point of beginning, same being in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 36 North, Range 4 East, W.M.

TOGETHER WITH that portion, if any, of the vacated Alger-Cain Lake Road No. 254, which reverted to said property by operation of law.

Situate in the County of Skagit, State of Washington.