

When recorded return to:

Melakwa, LLC
22020 17th Avenue Southeast, #200
Bothell, WA 98021

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222617
Jun 24 2022
Amount Paid \$37180.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 21-11671-TW

THE GRANTOR(S) Susan K. Traff, as her separate property; Samuel B. Traff, as his separate property; Frank M. Buty, Kim D. Buty and Steven G. Buty, as Co-Trustees of the Frank C. Buty Family Trust established pursuant to the Estate of Frank C. Buty in King County Probate No. 12-4-00400-2 SEA; and Cheryl Norton, Trustee, of the Roy W. H. Johnson Testamentary Trust established pursuant to the Estate of Roy W. H. Johnson in King County Probate Cause No. 00-4-06015-4 SEA, as their interests may appear of record., ,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Melakwa, LLC, a Washington Limited Liability Company

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART THEREOF.

Full Legal on Pg. 6-7

Abbreviated legal description:

Por. NW 1/4 of Sec. 10, Twp. 34 N., R. 3 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): P21338/340310-2-002-0108

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Order No.: 21-11671-TW

Dated: 6/14/2022

Susan K. Traff
Susan K. Traff

STATE OF WASHINGTON
COUNTY OF King

This record was acknowledged before me on 14th day of June, 2022 by Susan K. Traff

Lori Nelson
Signature

Notary Public
Title

My appointment expires: 05/20/2025

LORI NELSON
Notary Public
State of Washington
License Number 56511
My Commission Expires
May 20, 2025

Dated: 6/14/22

Samuel B. Traff
Samuel B. Traff

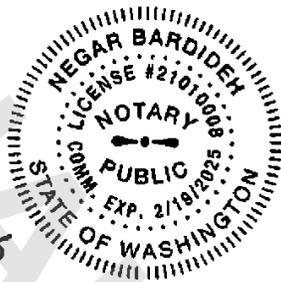
STATE OF WASHINGTON
COUNTY OF King

This record was acknowledged before me on 14 day of June 2022 by Samuel B. Traff.

negar Bardideh
Signature

notary
Title

My appointment expires: 2/19/25



Dated: June 21, 2022

Frank C. Buty Family Trust, established pursuant to the Estate of Frank C. Buty in King County Probate No. 12-4-00400-2 SEA

By: [Signature]
Frank M. Buty, Co-Trustee

By: [Signature]
Kim D. Buty, Co-Trustee

By: [Signature]
Steven G. Buty, Co-Trustee

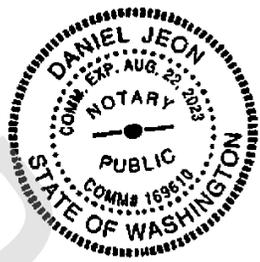
STATE OF WASHINGTON
COUNTY OF King

This record was acknowledged before me on 21 day of June, 2022 by Frank M. Buty, Kim D. Buty, and Steven G. Buty, Co-Trustees of Frank C. Buty Family Trust, established pursuant to the Estate of Frank C. Buty in King County Probate No. 12-4-00400-2 SEA.

[Signature]
Signature

Notary
Title

My appointment expires: August 22, 2023



Dated: June 14, 2022

Roy W. H. Johnson Testamentary Trust established pursuant to the Estate of Roy W.H. Johnson in King County
Probate Cause No. 00-4-06015-4 SEA

By *Cheryl Norton*
Cheryl Norton, Trustee

STATE OF CALIFORNIA
COUNTY OF _____

This record was acknowledged before me on _____ day of June 2022 by Cheryl Norton, Trustee of Roy W. H. Johnson Testamentary Trust established pursuant to the Estate of Roy W.H. Johnson in King County Probate Cause No. 00-4-06015-4 SEA.

Signature

Title

My appointment expires:

PLEASE SEE NOTARY
ATTACHMENT
INT R.G.

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Riverside }

On June 14 2022, before me, Raquel Guerra, Notary Public,

personally appeared Cheryl Norton

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

SIGNATURE _____

PLACE NOTARY SEAL ABOVE

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of attached document

Title or type of document: Statutory warranty deed

Document Date: _____ Number of Pages: _____

Signer(s) Other than Named Above: _____

EXHIBIT A

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That portion of the West 1/2 of Section 10 and the East 1/2 of Section 9, in Township 34 North, Range 3 East, W.M., described as follows:

Commencing at the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 10;
 thence North 88 degrees 56'48" West along the North line of said Section 10 a distance of 60.00 feet to the TRUE POINT OF BEGINNING of this description;
 thence South 0 degrees 38'44" West parallel with the East line of said Northwest 1/4, a distance of 1342.52 feet to a point on the South line of said Northwest 1/4 of the Northwest 1/4 of Section 10;
 thence North 89 degrees 31'58" West a distance of 168.28 feet;
 thence South 69 degrees 28'15" West, a distance of 1001.22;
 thence North 0 degrees 33'15" East, parallel with the West line of said Section 10, a distance of 1733.10 feet to a point on the North line of Section 10, which is 148.00 feet from the Northwest corner of Section 10;
 thence South 88 degrees 56'48" East along the North line of Section 10, a distance of 1104.46 feet to the True Point of Beginning.

EXCEPT that portion thereof if any lying within the right-of-way of Ovenell Road along the North line thereof.

TOGETHER WITH Easement No. 1:

A non-exclusive easement for road purposes over and across a strip of land 30 feet in width, being 15 feet on each side of a line described as follows:

Beginning at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 9, Township 34 North, Range 3 East, W.M.;
 thence North 57 degrees 19'30", West 533.50 feet;
 thence South 29 degrees 36' West 145.20 feet to the TRUE POINT OF BEGINNING of this description;
 thence continue South 29 degrees 36' West 204.83 feet;
 thence South 1 degree 32'30" East to the point of intersection with the Northerly line of the Great Northern Railway right of way and the terminal point of said line.

ALSO TOGETHER WITH Easement No. 2:

A non-exclusive easement for ingress, egress and utility purposes over and across a 60 foot strip of land described as follows:

Beginning at the Southwest corner of the Tract "B" as shown on Survey in Book 3 of Surveys, page 59;

thence North 0 degrees 33'15" East along the West line of said Tract "B", a distance of 60 feet;
 thence North 89 degrees 26'45" West a distance of 60 feet;
 thence South 0 degrees 33'15" West a distance of 600.08 feet;
 thence South 66 degrees 55'36" East a distance of 185.89 feet;
 thence 136.94 feet along the arc of a tangent curve to the right having a radius of 120 feet and a central angle of 65 degrees 23'06";
 thence South 1 degree 32'30" East 67 feet to the South line of that certain tract of land as conveyed to Warren R. Good and Viola M. Good, husband and wife, by instrument dated July 29, 1965 and recorded August 9, 1965 under Auditor's File No. 670057 records of Skagit County;
 thence North 89 degrees 3'40" East along said South line 60 feet;
 thence North 1 degree 32'30" West 68.13 feet;
 thence 205.41 feet along the arc of a tangent curve to the left having a radius of 180 feet and a central angle of 65

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degrees 23'06";
thence North 66 degrees 55'36" West a distance of 145.82 feet to the Southwest corner of that certain tract of land as conveyed to Eugene A. Pearce by instrument recorded under Auditor's File No. 778342, records of Skagit County;
thence North 0 degrees 33'15" East along the West line of said Pearce Tract 500 feet to the Point of Beginning.

AND ALSO TOGETHER WITH Easement No. 3:

A non-exclusive easement for road and utility purposes over, under and through a 60 foot strip of land described as follows:

Commencing at the Northeast corner of Section 9, Township 34 North, Range 3 East, W.M.;
thence South 89 degrees 48'29" West along the North line of said Section 9 a distance of 26.42 feet;
thence South 9 degrees 33'12" West, a distance of 1793.48 feet to the Point of Beginning of this description;
thence south 50 degrees 24'26" West, a distance of 423.24 feet;
thence South 89 degrees 32'40" West, a distance of 229.23 feet to the point of curvature of a curve to the right having a central angle of 35 degrees 17'43" and a radius of 170 feet;
thence Westerly along said curve a distance of 104.72 feet to the point of curvature of a curve to the left having a central angle of 93 degrees 08'49" and a radius of 110 feet;
thence Westerly along said curve a distance of 178.83 feet;
thence South 89 degrees 32'40" West, a distance of 15.85 feet to the Southwest corner of Tract "B", described above);
thence North 0 degrees 33'15" East, a distance of 73.01 feet to a point on a curve to the right having a central angle of 74 degrees 36'20" and a radius of 170 feet, the radius point of which bears South 39 degrees 45'58" East;
thence Easterly along said curve a distance of 221.36 feet to the point of curvature of a curve to the left having a central angle of 35 degrees 17'43" and a radius of 110 feet;
thence Easterly along said curve a distance of 67.76 feet;
thence North 89 degrees 32'40" East, a distance of 129.70 to the point of curvature of a curve to the left having a central angle of 39 degrees 08'14" and a radius of 220 feet;
thence Easterly along said curve a distance of 150.28 feet;
thence North 50 degrees 24'26" East, a distance of 374.31 feet to the West line of Tract "A" of the above referenced Survey in Book 3 of Surveys, Page 59;
thence South 0 degrees 33'12" West a distance of 78.49 feet to the point of beginning.

EXHIBIT B

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1. 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 Vol. 3 Pg. 59 recorded 08/27/1980 as Auditor's File No. 8008270075.
 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 Survey recorded 07/02/1991 as Auditor's File No. 9107020007.
 3. Rights of Skagit County to remove gravel and use roadway as established by document recorded February 1, 1950 as Auditor's File No. 441073. Affects: Easement road.
 4. Easement, affecting a portion of subject property for the purpose of oil pipe line and related facilities including terms and provisions thereof granted to Trans Mountain Oil Pipe Line Corporation recorded 08/06/1954 as Auditor's File No. 504899. Affects: a 50-foot wide strip of the subject property.
 5. Easement, affecting a portion of subject property for the purpose of Haul Road including terms and provisions thereof granted to State of Washington recorded 00/00/1957 as Auditor's File No. 5449337. Affect: Easements only
 6. Easement, affecting a portion of subject property for the purpose of oil pipe line and related facilities including terms and provisions thereof granted to Olympic Pipe Line Company recorded 04/07/1964 as Auditor's File No. 648814
 7. Previously established Easement for oil pipe line and related facilities in favor of Olympic Pipe Line Company as disclosed by Easement recorded as Auditor's File No. 648814.
 8. 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 07/30/1991, as Auditor's File No. 9107300072. Affects: North 10 feet of subject property.
 9. Easement, affecting a portion of subject property for the purpose of oil pipe line and related purposes including terms and provisions thereof granted to Olympic Pipe Line Company recorded 09/10/1997 as Auditor's File No. 9709100028, 9709100029 and 9709100030.
 10. An Easement appropriated in Skagit as Cause No. 82-2-00502-1 by decree entered on 01/12/1983. Said appropriation was for petroleum pipeline, natural gas pipeline, sanitary sewer pipeline and related appurtenances. Said Easement was amended by document recorded as Auditor's File No. 200201070178.
- As Assignment of Easement recorded as Auditor's File No. 8408220016 assigned sanitary sewer rights to the City of Burlington. Said Assignment of Easement was amended by document recorded as Auditor's File No. 200201070174.
11. Terms and conditions of Stipulate Judgement and Decree of Appropriation, filed November 28, 1983 under Skagit County Cause No. 82-2-00502-1.

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