

**When recorded return to:**  
Terry L. Thomson and Lisa M. Thomson  
351 West Lake Samish Drive  
Bellingham, WA 98229

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

315 Court Street, PO Box 790  
Friday Harbor, WA 98250

**CHICAGO TITLE COMPANY**  
**620052294**

Escrow No.: 245452429

### **STATUTORY WARRANTY DEED**

THE GRANTOR(S) Acme Properties LLC, a Washington limited liability company  
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable  
consideration  
in hand paid, conveys, and warrants to Terry L. Thomson and Lisa M. Thomson, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN NW 1/4 SW 1/4 AND SW 1/4 NW 1/4 , 34-36-3 Tax/Map ID(s):

Tax Parcel Number(s): 360334-0-012-0001, 360334-0-011-0101,

**P48620**

**P48619**

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223079

Jul 27 2022

Amount Paid \$4005.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

(continued)

Dated: July 25, 2022

Acme Properties LLC

BY: Don CarlinDon Carlin  
ManagerState of WACounty of KingThis record was acknowledged before me on 07/26/2022 by Don Carlin as  
Manager of Acme Properties LLC.Tatyana N Ulyanchuk

(Signature of notary public)

Notary Public in and for the State of WAMy appointment expires: 03/27/2023

TATYANA N ULYANCHUK  
Notary Public  
State of Washington  
Commission # 206043  
My Comm. Expires Mar 27, 2023

**EXHIBIT "A"**  
Legal Description

**PARCEL A:**

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;  
THENCE RUNNING NORTH 89°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.

**PARCEL B:**

THAT PORTION SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER 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 QUARTER 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 QUARTER 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.

**EXHIBIT "B"**  
Exceptions

1. Easement Agreement and the terms and conditions thereof  
Recording Date: March 31, 2003  
Recording No.: 200303310282  
Said easement has been terminated and recorded under Recording No. 202012310108
2. Skagit County Department of Public works permit and the terms and conditions thereof:  
Recording Date: March 31, 2003  
Recording No.: 200303310283  
Affects: Parcel A
3. Indemnity Agreement and the terms and conditions thereof  
Recording Date: September 1, 2006  
Recording No.: 200609010144
4. Notice re: Bylaws and Service Areas and the terms and conditions thereof:  
Recording Date: November 16, 2009  
Recording No.: 200911160063  
Regarding: Blanchard-Edison Water Association
5. Protected Critical Area Site Plan and the terms and conditions thereof  
Recording Date: April 28, 2009  
Recording No.: 200904280133
6. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: Rocket Properties, LLC  
Purpose: sanitary sewer system, drainfield, parking and ingress and egress  
Recording Date: September 15, 2014  
Recording No.: 201409150041  
Affects: Portion of said premises
7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of

**EXHIBIT "B"**

**Exceptions  
(continued)**

income, as set forth in  
applicable state or federal laws, except to the extent that said covenant or restriction is  
permitted by applicable  
law, as set forth on Survey:

Recording No: 201407240002

8. Title Notification and the terms and conditions thereof:

Recording Date: August 13, 2014  
Recording No.: 201408130027  
Affects: Parcel A

9. Maintenance Agreement and the terms and conditions thereof:

Executed by: Acme Properties LLC and Skagit County  
Recording Date: August 13, 2014  
Recording No.: 201408130028

10. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Energy Inc.  
Purpose: transmission, distribution and sale of electricity  
Recording Date: June 20, 2016  
Recording No.: 201606200227  
Affects: Parcel A

11. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing,

**EXHIBIT "B"**

Exceptions  
(continued)

crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

12. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
13. City, county or local improvement district assessments, if any.