

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20252467

Jul 31 2025

Amount Paid \$74142.50

Skagit County Treasurer

By Kaylee Oudman Deputy

When recorded return to:

City of Seattle, a municipal corporation of the State of Washington  
700 5th Avenue North, Ste 300 PO Box 34023 Real Estate Services Rm 3318  
Seattle, WA 98109

GNW 24-21671

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) WHITMORE PROPERTIES, LLC, a Washington Limited Liability Company, PO Box 1824,  
Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to City of Seattle, a municipal corporation of the State of Washington

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:

Ptn. NE, SW, SE, & Gov. Lots 2 & 3, Section 13, Township 35 North, Range 5 East and Ptn. Gov. Lot 2, Section  
18, Township 35 North, Range 6 East

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): P41569, P39012, P39021, P39022, P39023, P38951, P38952, P38985, P38995 and P38998

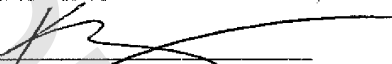
Dated: July 30 2025

WHITMORE PROPERTIES, LLC, a Washington Limited Liability Company

By: Elizabeth Whitmore  
Elizabeth Whitmore, authorized agent

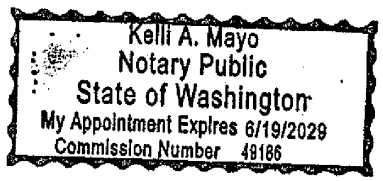
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 30 day of July, 2025, by Elizabeth Whitmore, authorized agent of WHITMORE PROPERTIES, LLC.

  
\_\_\_\_\_  
(Signature of notary public)

Stamp  
Notary  
\_\_\_\_\_  
(Title of office)

My commission expires: 6/19/29



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 8362 Robinson Road, Sedro-Woolley, WA 98284

Tax Parcel Number(s): P41569, P39012, P39021, P39022, P39023, P38951, P38952, P38985, P38995 and P38998

Property Description:

Parcel A:

That portion of the South 1/2 of the Northeast 1/4 of Section 13, Township 35 North, Range 5 East, W.M., lying Southerly of the Great Northern Railway right of way and East of a line drawn due South from the Southeast corner of the Great Northern Railway Company's Trestle No. 37, as it existed on August 9, 1941.

EXCEPT that portion thereof lying East of a straight line drawn South from a point on South line of the Minkler Road, as it existed on January 9, 1920, 600 feet West (as measured along said road) of its intersection with the East line of said Section 13.

Parcel B:

The Southeast 1/4 of the Southwest 1/4; Government Lots 2 and 3; the Northeast 1/4 of the Southeast 1/4; the Northwest 1/4 of the Southeast 1/4; and the Northeast 1/4 of the Southwest 1/4; EXCEPT the West 660 feet thereof, all in Section 13, Township 35 North, Range 5 East, W.M., EXCEPT roads, EXCEPT that portion, if any, lying within the bed of the Skagit River. AND

EXCEPT the following described tract:

Beginning at the Northeast corner of the Southwest 1/4 of said Section 13; thence West 720 feet; thence South 100 feet; thence East 1320 feet; thence North 100 feet; thence West 600 feet to the point of beginning.

Parcel C:

That portion of Government Lot 2 in Section 18, Township 35 North, Range 6 East, W.M., lying South of the Great Northern Railway right of way, EXCEPT County road along the East line thereof.

ALSO EXCEPT the following described tract:

Beginning at the point of intersection of the Southeast corner of said Lot 2 and the West line of the County road right-of-way; thence West along the South line of said Lot 2, 100 feet; thence North parallel with the East line of said Lot 2, 25 feet; thence East parallel with the South line of said Lot 2, 100 feet, more or less, to the West line of the County road; thence South along said West line to the point of beginning.

**EXHIBIT B**

24-21671-KH

9. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED  
INSTRUMENT: In Favor Of: George D. Dickinson Recorded: September 13, 1941 Auditor's No.: 344223 For:  
Ditch and related purposes Affects: The exact location is not fully described in said instrument
10. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT: Executed  
By: W.M. Lindsey, et ux Recorded: April 10, 1900 Auditor's No.: 33127 As Follows: Regarding mineral  
reservations Said mineral rights are now held by Skagit County
11. 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 River/Creek herein named, or its banks, or which may result  
from such change in the future.  
River/Creek:  
Skagit River and sloughs associated therewith
12. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only  
for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing,  
boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the  
tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or  
artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects  
all of the premises subject to such submergence.)
13. Any lien or liens that may arise or be created in consequence of or pursuant to an act of the Legislature of  
the State of Washington entitled "an ACT prescribing the ways in which waterways for the uses of navigation  
may be excavated by private contract, providing for liens upon lands belonging to the State, granting rights of  
way across land belonging to the State", approved March 9, 1893.
14. Right of the State of Washington or any Grantee or Lessee thereof, upon paying reasonable compensation,  
to acquire right-of-way for private railroads, skid roads, flumes, canals, water courses, or other easements for  
transporting and moving timber, stone, minerals or other products from other lands.
15. Any question that may arise as to the location of Great Northern Railway Company Trestle No. 37 as it  
existed on August 9, 1941; which trestle is referenced in the legal description of Parcel "A" herein.
16. 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:  
Name: Survey  
Recorded: September 14, 2005  
Auditor's No.: 200509140115
17. Roadway disclosed by instrument recorded October 28, 2016 as Auditor's File No. 201610280004. Said  
instrument does not disclose whether said roadway is thought to be a County road or a private road.

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-21671-KH

Page 4 of 4