



200910230083
Skagit County Auditor

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After Recording Return To:

Craig E. Cammock
Skagit Law Group, PLLC
P. O. Box 336 / 227 Freeway Drive, Suite B
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

GRANTOR: GRANDY LAKE FOREST ASSOCIATES, LLC,
a Washington Limited Liability Company

GRANTEE: WILLIAMS POINT, LLC,
a Washington Limited Liability Company

Legal Description:
Abbreviated Form: Tract 5-D, SP 30-84
Additional on: Exhibit "A" attached

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3250
OCT 28 2009

Assessor's Tax Parcel Nos: P47293 / 360228-0-001-1001
P112345 / 360228-0-001-1300

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

THE GRANTOR, GRANDY LAKE FOREST ASSOCIATES, LLC, a Washington Limited Liability Company, for and in consideration of the transfer of property between two family owned limited liability companies, does hereby convey and warrant to WILLIAMS POINT, LLC, a Washington Limited Liability Company, the following described real estate, situated in the County of Skagit, State of Washington, to wit:

See Exhibit "A" attached hereto and by this reference made part hereof as if fully set forth herein.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes, and other instruments of record.

Legal Description

Tract 5-D, Short Plat 30-84, approved February 14, 1985, recorded February 15, 1985, under Auditor's File No. 8502150018, in Volume 7 of Short Plat, page 5, records of Skagit County, Washington, being a portion of Government Lot 1, Section 21, Township 36 North, Range 2 East, W.M., and a portion of Government Lots 1 and 2, Section 28, Township 36 North, Range 2 East, W.M., and a portion of Government Lots 5 and 6, Section 27, Township 36 North, Range 2 East, W.M.;

TOGETHER WITH second class tidelands abutting thereon,

ALSO TOGETHER WITH a 60 foot wide easement described as follows:

A 60-foot wide strip of land for ingress, egress, roadway, and utilities over, under and across portions of Government Lot 5, Section 27, Township 36 North, Range 2 East, W.M., and Government Lots 1 and 2, Section 28, Township 36 North, Range 2 East, W.M., lying 30 feet on each side of the following described centerline:

Commencing at a 3/4-inch pipe at the quarter corner between said Sections 27 and 28; thence North 0° 30' 00" West along the section line common to said Section 27 and 28 a distance of 294.03 feet; thence South 89° 34' 30" East a distance of 20.00 feet to the true point of beginning of said centerline; thence North 89° 34' 30" West a distance of 513.98 feet; thence North a distance of 1,056.82 feet to the terminus of said easement.

EXCEPT from said easement, a tract of land described as follows:

Beginning at the Northwest corner of a tract conveyed November 3, 1890, to Edwin Baldwin, by deed recorded in Volume 16 of Deeds, page 247, said point being 764.50 feet West and 462.00 feet North of the Southeast corner of said Lot 2; thence North 165.00 feet; thence East 264.00 feet; thence South 165.00 feet; thence West 264.00 feet to the point of beginning.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress, roadway and utilities over, under and across a portion of Government Lot 2, Section 28, Township 36 North, Range 2 East, W.M., being more particularly described as follows:

Commencing at the Northwest corner of a tract of land conveyed November 14, 1890 to Edwin Baldwin by deed recorded in Volume 16 of Deeds, page 247, said point being 764.5 feet West and 462 feet North of the Southeast corner of said Government Lot 2; thence South 89° 34' 30" East along the North line of said Baldwin tract, a distance of 234.53 feet to a point which is 60 feet West of the West line of said Tract 2 as shown on survey map filed in Book 3 of Surveys, at page 82, under Auditor's File No. 8011100073, records of Skagit County, Washington, said point being the true point of beginning; thence continue South 89°

Exhibit "A"



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34' 30" East a distance of 29.47 feet; thence North 0° 25' 30" East a distance of 165.0 feet; thence North 89° 34' 30" West a distance of 30.69 feet to a point which bears North from the true point of beginning; thence South parallel to the West line of said Tract 2 to the true point of beginning.

ALSO TOGETHER WITH an easement for ingress, egress, roadway, and utilities over, under and across a tract of land being 60 feet in width and terminating in a cul-de-sac having a radius of 45 feet within a portion of Government Lot 1, Section 28, Township 36 North, Range 2 East, W.M., being also a portion of Tracts 4 and 5 as shown on Survey Map filed in Book 3 of Surveys, at page 82 under Auditor's File No. 8011100073, records of Skagit County, Washington; the center line of said 60 foot tract being more particularly described as follows:

Commencing at the Southeast corner of said Tract 4; thence North 103.00 feet to the true point of beginning; thence continue North along the East line of said Tract 4 a distance of 649.00 feet to the center of a cul-de-sac having a radius of 45 feet, being the terminus of the center line of said 60 foot tract.

ALSO TOGETHER with a 20 foot easement for ingress, egress, roadway and utilities, over the West 20 feet of Lot 5-C of said Short Plat No. 30-84, as recorded February 15, 1995, under Auditor's File No. 8502150018.



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Exhibit "A"