



201311120054

When recorded return to:
Reardon Properties LLC
980 E. 74th Lane
Lynden, WA 98264

Skagit County Auditor \$79.00
11/12/2013 Page 1 of 8 10:15AM

Recorded at the request of:

File Number: A106724

Statutory Warranty Deed

A106724
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR The Multi Swan Partnership, a partnership consisting of Gerald E. Shelley, Personal Representative of the Estate of Alice M. Swan, deceased; Robin L. Swan, Rodney A. Swan and Melody Cocco for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION* in hand paid, conveys and warrants to Reardon Properties, LLC, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington.
*and as part of an IRS 1031 Tax Deferred Exchange

Abbreviated Legal:

Section 32, Township 34 North, Range 4 East; Ptn.NE - SW (aka Tracts 1 & 2, SP #3-80)

Tax Parcel Number(s): P29361, 340432-0-013-0003, P29363, 340432-0-013-0201

Tracts 1 and 2 of Short Plat No. 3-80 approved March 14, 1980, recorded August 27, 1981 under Auditor's File No. 8108270042 in Book 5 of Short Plats, page 121, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Southwest ¼ of Section 32, Township 34 North, Range 4 East, W.M..

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 per Exhibit "A" attached hereto

Dated 10/18/2013

Multi-Swan Partnership

Robin Swan
By: Robin Swan, General Partner

signed in counterpart
By: Rodney Swan, General Partner

signed in counterpart
By: Melody Cocco, General Partner

Estate of Alice M. Swan, deceased

signed in counterpart
By: Gerald E. Shelley, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134562

NOV 12 2013

STATE OF Nevada }
COUNTY OF Nye } SS:

Amount Paid \$ 21,365.00
By *kk* Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that Robin Swan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 1 2013

Elizabeth Crotty



Notary Public in and for the State of Nevada
Residing at Pahrump
My appointment expires: 5/23/16

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Dated 10/18/2013

Multi-Swan Partnership

signed in counterpart

By: Robin Swan, General Partner

Rodney Swan
By: Rodney Swan, General Partner

signed in counterpart

By: Melody Cocco, General Partner

Estate of Alice M. Swan, deceased

signed in counterpart

By: Gerald E. Shelley, Personal Representative

STATE OF Nevada }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Robin Swan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Nevada

Residing at _____

My appointment expires: _____



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Dated 10/18/2013

Multi-Swan Partnership

signed in counterpart
By: Robin Swan, General Partner

Melody Cocco
By: Melody Cocco, General Partner

Estate of Alice M. Swan, deceased

signed in counterpart
By: Gerald E. Shelley, Personal Representative

signed in counterpart
By: Rodney Swan, General Partner

STATE OF Nevada }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Robin Swan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Nevada
Residing at _____
My appointment expires: _____



201311120054

LPB 10-05(i-l)
Page 1 of 2

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Multi-Swan Partnership

signed in counterpart
By: Robin Swan, General Partner

signed in counterpart
By: Rodney Swan, General Partner

signed in counterpart
By: Melody Cocco, General Partner

Estate of Alice M. Swan, deceased

Gerald E. Shelley
By: Gerald E. Shelley, Personal Representative

STATE OF Nevada }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Robin Swan is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Nevada
Residing at _____
My appointment expires: _____



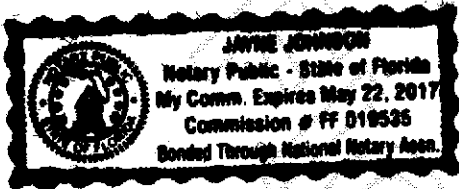
201311120054

LPB 10-05(i-1)
Page 1 of 2

STATE OF Florida }
COUNTY OF Monroe } SS:

I certify that I know or have satisfactory evidence that Rodney Swan is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: Nov 1, 2013 Jayne Johnson



Notary Public in and for the State of Florida
Residing at 335 NE 10th St. Ft. Lauderdale, FL 33303
My appointment expires: 5-22-17

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Melody Cocco is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Gerald E. Shelley is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Alice M. Swan, General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____



201311120054

STATE OF Florida }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Rodney Swan is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Florida
Residing at _____
My appointment expires: _____

STATE OF Washington }
COUNTY OF Whatcom } SS:

I certify that I know or have satisfactory evidence that Melody Cocco is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1 Nov 2013



Victor V. Knapp Victoriya V. Knapp
Notary Public in and for the State of Washington
Residing at Ferndale
My appointment expires: 2-28-2015

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Gerald E. Shelley is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Alice M. Swan, General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____



STATE OF Florida }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Rodney Swan is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Florida
Residing at _____
My appointment expires: _____

STATE OF Washington }
COUNTY OF _____ } SS:

I certify that I know or have satisfactory evidence that Melody Cocco is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it as the General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

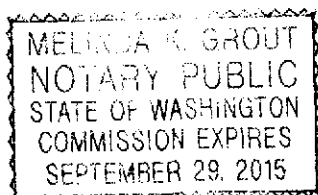
Dated: _____

Notary Public in and for the State of Washington
Residing at _____
My appointment expires: _____

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gerald E. Shelley is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it as the Personal Representative of the Estate of Alice M. Swan, General Partner of Multi-Swan Partnership, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: November 4, 2013



Melinda K. Grout
Notary Public in and for the State of Washington
Residing at Skagit County
My appointment expires: 9/29/2015



EXHIBIT A

EXCEPTIONS:

A. RESERVATIONS CONTAINED IN DEED:

Executed by: G. H. Bacon and Mable D. Bacon, his wife
Recorded: February 25, 1909
Auditor's No: Vol. 75 of Deeds, page 591
As Follows: Subject to right of way for road of Little Mountain Shingle Company or their assigns

B. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: June 22, 1956
Auditor's No: 537748

C. Relinquishment of rights of access to State Highway and of light, view, and air under terms of Deed to the State of Washington:

Recorded: April 10, 1972
Auditor's No: 766718

D. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: 3-80
Recorded: August 27, 1981
Auditor's No: 8108270042

E. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a Washington corporation
Recorded: April 24, 1985
Auditor's No: 8504240057
Purpose: Right of way
Area Affected: North 10 feet of the West 320 feet of Tract 2

F. 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: Unnamed Slough

G. ALL EASEMENTS, COVENANTS, RESTRICTIONS, ENCROACHMENTS AND OTHER MATTERS SHOWN ON THE FACE OF THE FOLLOWING SURVEY/PLAT:

Name: Survey
Recorded: January 31, 1989
Auditor's No.: 8901310018



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