

When recorded return to:
Dr Ruth Frank irrevocable trust FBO Erica Frank
6260 Logan Lane
Vancouver, BC V6T2K-9000



201409180084

Skagit County Auditor

\$76.00

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Recorded at the request of:

File Number: 107357

Statutory Warranty Deed

107357
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Jon Evans, Trustee of The Evans Living Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Karin Wasserman, Peter Frank and Erica Frank, Successor Trustees of the Dr Ruth Frank irrevocable trust FBO Erica Frank the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 36, Township 35 North, Range 4 East; Ptn. S 1/2 SE

For Full Legal See Attached Exhibit "A"

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): P38424, 350436-4-001-0004, P38425, 350436-4-001-0103, P38426, 350436-4-002-0003, P38427, 350436-4-003-0002, P124097, 350436-0-004-0400

Dated 9-11-14

Jon Evans, Trustee of The Evans Living Trust

By: [Signature]
Jon Evans, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143478

SEP 18 2014

Amount Paid \$10,240.00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jon Evans is the person who appeared before me, and said person acknowledged that He signed this instrument and acknowledged it as the Trustee of The Evans Living Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-11-14

[Signature]
Katie Hickok

Notary Public in and for the State of Washington

Residing at Washington

My appointment expires: 1/07/2015

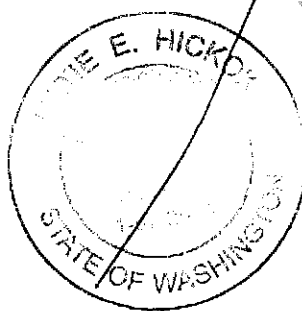
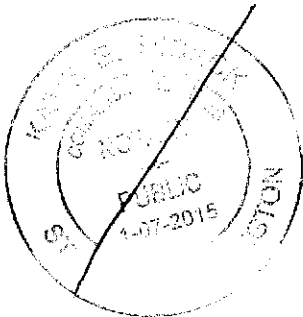


EXHIBIT A

PARCEL "A":

The East 23.5 acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East W.M.

TOGETHER WITH a non-exclusive 50-foot wide easement for ingress, egress and utilities over, under and across those portions of Government Lots 1 and 2 of Section 1, Township 34 North, Range 4 East, W.M., as described on pages 8 and 9 of 11 on document recorded as Auditor's File No. 200406250134 and as reserved in that certain deed recorded as Auditor's File No. 200411120012 at Paragraph J, on page 4 of 5.

EXCEPT that portion of the East 23.5 acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the point 600 feet North of the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North 145 feet; thence West 145 feet; thence South 145 feet; thence East 145 feet to the point of beginning.

PARCEL "B":

That portion of the East 23.5 acres of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the point 600 feet North of the Southeast corner of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence North 145 feet; thence West 145 feet; thence South 145 feet; thence East 145 feet to the point of beginning.

PARCEL "C":

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M., EXCEPT the East 23.5 acres thereof, EXCEPT rights-of-way of Northern Pacific Railroad Company, Puget Sound & Cascade Railway Company and Puget Sound Pulp & Timber Company, EXCEPT State Road No. 1-A, commonly known as Highway No. 9, and EXCEPT THAT PORTION LYING WITHIN THE West 105.00 feet (as measured perpendicular to the West line) of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 36, Township 35 North, Range 4 East, W.M.

LPB 10-05(i-l)



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Order No:

PARCEL "D":

The rights-of-way of the former Northern Pacific Railroad Company, the former Puget Sound & Cascade Railway Company and the Puget Sound Pulp & Timber Company across the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 4 East, W.M. EXCEPT THAT PORTION LYING WITHIN THE West 105.00 feet (as measured perpendicular to the West line) of the Southwest 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 4 East, W.M..

PARCEL "E":

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 35 North, Range 4 East, W.M., being more particularly described as follows:

BEGINNING at the Southwest corner of said Southeast 1/4 of the Southeast 1/4; thence North 0 Degrees, 6 Minutes 19 Seconds East along the West line of said Southeast 1/4 of the Southeast 1/4 for a distance of 730.00 feet; Thence South 28 Degrees, 10 Minutes 47 Seconds East for a distance of 607.16 feet; Thence South 0 Degrees, 6 Minutes, 19 Seconds West for a distance of 201.90 feet, more or less, to the South line of said Southeast 1/4 of the Southeast 1/4 at a point of bearing South 88 Degrees, 35 Minutes 18 seconds East from the POINT OF BEGINNING; Thence North 88 Degrees, 35 Minutes 18 Seconds West along said South line for a distance of 287.78 feet, more or less, to the POINT OF BEGINNING.



Exhibit B

EXCEPTIONS:

- A. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 70778, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.
- B. Provisions for use and maintenance of beneficial easement contained in document recorded December 22, 2005 under Auditor's File No. 200512220115.
- C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded: January 11, 2006
Auditor's No.: 200601110041
Affects: Portion of subject and other property

D. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company
Dated: September 23, 1929
Recorded: October 5, 1929
Auditor's No.: 227428
Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right of way;
Location: Easterly side of former Puget Sound & Cascade Railway adjoining Northern Pacific Railway.

- E. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 9712310023, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

- F. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: December 19, 2007
Auditor's No.: 200712190056

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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G. THE TERMS AND PROVISIONS OF THE FOLLOWING DOCUMENTS AFFECTING THE BENEFICIAL EASEMENT DESCRIBED ON PARCEL "A":

Auditor's Nos.: 200406250134, 200407140121 and 200411120012

H. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCES LANDS BY Skagit COUNTY.

Executed By: Jon Evans and Joyce Evans
Recorded: April 22, 2011
Auditor's No.: 201104220065

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

Guardian Northwest Title and Escrow, Agent for
First American Title Insurance Company



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