

RETURN ADDRESS:

**HALVERSON NORTHWEST LAW GROUP, P.C.
ATTN: ROBERT N. FABER
P.O. BOX 210
SUNNYSIDE WA 98944**



201504070045

Skagit County Auditor

\$74.00

4/7/2015 Page

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3 8:47AM

WARRANTY DEED

GRANTOR:

1. LIGHTHOUSE RANCH, LLC

GRANTEE:

1. SNEEOOSH, LLC

Legal Description (abbreviated):

**Ptn of Gov't Lot 4 of Sec 21 & Ptn of Gov't
Lot 1 of Sec 22, T34N, R2 EWM.**

Additional (complete) legal description is on page 2 of document.

Assessor's Parcel No. 340222-0-007-0005

Land Title and Escrow

ACCOMMODATION RECORDING

THE GRANTOR, **LIGHTHOUSE RANCH, LLC, a Washington limited liability company**, as a transfer that, for federal income tax purposes, does not involve the recognition of gain or loss for entity formation, conveys and warrants to **SNEEOOSH, LLC, a Washington limited liability company**, the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

That portion of Government Lot 4 of Section 21, and of Government Lot 1 of Section 22, all in the Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of the Southeast quarter of the Southwest quarter of said Section 22;
thence North 904.17 feet;
thence West 812.22 feet, more or less, to a point on the Westerly line of the Snee-Oosh Highway right-of-way;
thence South 75°16' 30" West 432 feet, more or less, to the Westerly line of said Lot 4;
thence Northwesterly along the Westerly line of said Government Lots, 250 feet to the true point of beginning;
thence Northwesterly along the Westerly line of said Government Lots, 100 feet; thence North 75°16'30" East to the West line of said highway right-of-way;
thence Southeasterly along said highway right-of-way to a point which bears North 75°16'30" East from the true point of beginning;
thence South 75°16'30" West to the true point of beginning.

Assessor's Parcel No. 340222-0-007-0005

GRANTOR covenants that GRANTOR is seized of an indefeasible estate in fee simple in and to the property described above, and that GRANTOR has good right and full power to convey the same; that the property is free from any encumbrances except as specifically set forth herein; and that GRANTOR warrants to the GRANTEE and its assigns the quiet and peaceable possession of the property and will defend the title thereto against all persons who may lawfully claim the same; provided that the foregoing covenants are limited to the extent of coverage available to GRANTOR under any applicable standard or extended policies of title insurance, it being the intention of the GRANTOR to preserve any existing title insurance coverage.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20151078
APR 07 2015

Amount Paid \$0
Skagit Co. Treasurer
By *Ndm* Deputy

DATED this 20 day of March 2015.

Lighthouse Ranch, LLC

By:


TED R. DURFEY, Manager

By:


PAMELA S. DURFEY, Manager

STATE OF WASHINGTON)

) ss

COUNTY OF YAKIMA)

I certify that I know or have satisfactory evidence that **Ted R. Durfey and Pamela S. Durfey** are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as the **Managers** and all of the **Members** holding voting membership rights in and to **Lighthouse Ranch, LLC, a Washington limited liability company**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: March 20, 2015.


NOTARY PUBLIC in and for
the State of Washington.

My appointment expires: 2/04/2016


Printed Name