



Skagit County Auditor 1/4/2017 Page 1 of \$76.00 4 11:41AM

When recorded return to:

Jakari, LLC
837 E. Gilkey Road
Burlington WA 98233

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 156369-SE

Grantor: Mary Lou Caudill
Grantee: JAKARI, LLC, a Washington limited liability company

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR MARY LOU CAUDILL, an unmarried individual, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAKARI, LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Tr. 9, Corrected Supp. Plate #18, LaConner Tidelands & Ptn Harbor Area; 36-34-2 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4129-018-900-1103, P74489, 4129-018-900-1215, P74491

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 156369-SE.

Dated December 15, 2016

Mary Lou Caudill
Mary Lou Caudill

2017 20
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 04 2017

Amount Paid \$ 32,045.00
Skagit Co. Treasurer
By YFA Deputy

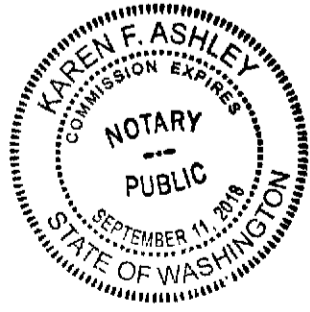
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Mary Lou Caudill

is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to Be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 16th 2016

Karen Ashley
Karen Ashley
Notary Public in and for the State Of Washington
Residing at Sedro Woolley
My appointment expire: 9/11/2018



DESCRIPTION:

PARCEL "A":

That portion of Tract 9 as shown on the Corrected Supplement to Plate No. 18 of the "MAP OF LACONNER TIDELANDS", as filed in the office of the State Land Commissioner at Olympia, described as follows:

Beginning at a point on the Easterly line of said Tract 9, 28.81 feet Northerly from the Southeast corner thereof;

thence North  $31^{\circ}13'$  East along said East line, a distance of 44.19 feet;  
thence North  $58^{\circ}47'$  West, a distance of 30 feet to the Inner Harbor Line;  
thence South  $31^{\circ}13'$  West along said Inner Harbor Line, 44.19 feet;  
thence South  $58^{\circ}47'$  East, a distance of 30 feet to the point of beginning.

EXCEPT the Easterly 12 feet thereof conveyed to the Town of LaConner for street purposes by Deed recorded under Auditor's File No. 358037,

ALSO EXCEPT that portion thereof, if any, lying Northeasterly of the following described line:

Beginning at a point on the Easterly line of said Tract 9, that is South  $31^{\circ}13'$  West, 165 feet from the Southerly line of Benton Street, produced:

thence North  $58^{\circ}47'$  West, 30 feet to the terminal point of said line.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

A leasehold interest in the following described tract:

That portion of the Harbor Area established by the Harbor Line Commission as shown on the Map of LaConner Harbor dated 1892 located in front of Section 36, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the North right of way line of Benton Street projected Westerly and the Inner Harbor line as depicted by Detail upon the 1993 Supplemental Map of La Conner Harbor, as recorded on June 28, 1994, under Auditor's File No. 9406280056 and placed in the oversize map file of Skagit County Auditor's records;

thence South  $32^{\circ}32'17''$  West along said Inner Harbor Line, a distance of 205 feet to the Northwest corner of that tract of land conveyed from James L. Collinge and Margaret Collinge, husband and wife, Grantor's, to James R. Caudill and Mary Lou Caudill, husband and wife, Grantee's, by that instrument dated April 1, 1993 and recorded April 1, 1993, under Auditor's File No. 9304010088, records of Skagit County, Washington, and which point is the true point of beginning of this Lease description;

thence North  $57^{\circ}27'43''$  West along a line drawn perpendicular to said Inner Harbor Line, a distance of 72.61 feet, more or less, to the point of intersection with the outer (Northwesterly) edge of an existing deck;

thence South  $32^{\circ}24'28''$  West along the outer edge of said deck, a distance of 44.02 feet, more or less, to a point which bears North  $57^{\circ}27'43''$  West, along a line drawn perpendicular to and a distance of 72.51 feet,

**Schedule "A-1"**

**DESCRIPTION CONTINUED:**

PARCEL "B" continued:

more or less, from said Inner Harbor Line at the most Southwesterly corner of said tract of land conveyed to James R. Caudill and Mary Lou Caudill, husband and wife, by Auditor's File No. 9304010088, thence South  $57^{\circ}27'43''$  East, a distance of 72.51 feet, more or less, to said Inner Harbor Line; thence North  $32^{\circ}32'17''$  East along said Inner Harbor Line and the most Northwesterly boundary of said Caudill property, a distance of 44.02 feet, more or less, to the true point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "C":

That portion of Tract 9 of Corrected Supplement to Plate No. 18 of LaConner Tide Lands, as per map thereof filed in the Office of the Commissioner of Public Lands at Olympia, Washington, and of Tract 3 of "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872," as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the initial point of Tract 10 of said Plat, which is the most Southerly corner of said Tract 9; thence North  $31^{\circ}13'$  East along the Southeasterly line of said Tract 9, a distance of 2.95 feet to the true point of beginning; thence continue North  $31^{\circ}13'$  East, 25.86 feet; thence North  $58^{\circ}47'$  West 30 feet to the Inner Harbor Line; thence South  $31^{\circ}13'$  West along said Harbor Line, 25.86 feet; thence South  $58^{\circ}47''$  East, 30 feet, more or less, to the point of beginning,

EXCEPT the Easterly 12 feet for street,

AND EXCEPT that portion thereof that lies within the boundaries of the following described tract:

Beginning at the intersection of the Northerly line of Calhoun Street and the Westerly line of First Street in the Town of LaConner; thence North  $31^{\circ}13'$  East along said Westerly line of First Street, 50 feet to a point North  $31^{\circ}13'$  East, 8 feet from the Southwesterly line of said Tract 9; thence North  $58^{\circ}47'$  West, 18 feet to the Inner Harbor Line; thence South  $31^{\circ}13'$  West along said Inner Harbor Line, 50 feet to a point lying North  $58^{\circ}47'$  West from the point of beginning; thence South  $58^{\circ}47'$  East, 18 feet to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "D":

All that portion of the following described tract of land lying Northerly of a line drawn parallel to and 5.20 feet Southwesterly of and measured at right angles to the most Northeasterly line of the following described tract of land:

**Schedule "A-1"**

**DESCRIPTION CONTINUED:**

PARCEL "D" continued:

That portion of Tracts 9 and 10 of Corrected Supplement to Plate No. 18 of LaConner Tide Lands, as per map thereof filed in the Office of the Commissioner of Public Lands at Olympia, Washington, and of Block 3 of "MAP OF LACONNER, WHATCOM COUNTY, WASHN. TERRY., 1872," as per plat recorded in Volume 2 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the Northerly line of Calhoun Street and Westerly line of First Street in the Town of LaConner;  
thence North  $31^{\circ}13'$  East along said Westerly line of First Street, 50 feet to a point North  $31^{\circ}13'$  East, 8 feet from the Southwesterly line of said Tract 9;  
thence North  $58^{\circ}47'$  West 18 feet to the Inner Harbor Line;  
thence South  $31^{\circ}13'$  West along said Inner Harbor Line, 50 feet to a point lying North  $58^{\circ}47'$  West from the point of beginning;  
thence South  $58^{\circ}47'$  East 18 feet to the point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "E":

A leasehold interest in the following described tract:

That portion of the Harbor Area established by the Harbor Line Commission as shown on the Map of LaConner Harbor dated 1892 located in front of Section 36, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the North right of way line of Benton Street projected Westerly and the Inner Harbor Line as depicted by Detail upon the 1993 Supplemental Map of La Conner Harbor, as recorded on June 28, 1994, under Auditor's File No. 9406280056 and placed in the oversize map file of Skagit County Auditor records;

thence South  $32^{\circ}32'17''$  West along said Inner Harbor Line, a distance of 249.02 feet to the Southwest corner of that tract of land conveyed from James L. Collinge and Margaret Collinge, husband and wife, Grantor's, to James R. Caudill and Mary Lou Caudill, husband and wife, Grantee's, by that instrument dated April 1, 1993 and recorded April 1, 1993, under Auditor's File No. 9304010088, records of Skagit County, Washington, and which point is the true point of beginning of this Lease description;

thence North  $57^{\circ}27'43''$  West along a line drawn perpendicular to said Inner Harbor Line, a distance of 71.11 feet, more or less, to the point of intersection with the outer (Northwesterly) edge of an existing deck;

thence South  $33^{\circ}11'57''$  West along the outer edge of said deck, a distance of 26.01 feet, more or less, to a point which bears North  $57^{\circ}27'43''$  West, along a line drawn perpendicular to and a distance of 71.41 feet, more or less, from said Inner Harbor Line at the most Southwesterly corner of that tract of land conveyed from Malcolm Moran and Jodi Moran, husband and wife, Grantor's, to James R. Caudill and Mary Lou Caudill, husband and wife, Grantee's, by that instrument dated December 12, 1989 and recorded December 13, 1989, under Auditor's File No. 8912130058, records of Skagit County, Washington;

thence South  $57^{\circ}27'43''$  East, a distance of 71.41 feet, more or less, to said Inner Harbor Line;

thence North  $32^{\circ}32'17''$  East along said Inner Harbor Line and the most Northwesterly boundary of said Caudill property, a distance of 26.01 feet, more or less, to the true point of beginning.

Situate in the Town of LaConner, County of Skagit, State of Washington.