

Return Address:

Stephanie Ko, Attorney at Law  
10900 NE 4<sup>th</sup> St. Ste 2300  
Bellevue WA 98004



Skagit County Auditor  
3/3/2017 Page

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4

3:43PM

\$78.00

Document Title(s)

Statutory Warranty Deed

Reference Number(s) of related documents

Grantor(s) first name, last name

Gemini Real Properties, LLC, a Washington limited liability company

Grantee(s) first name, last name

Seabird Properties, LLC, a Washington limited liability company

Legal Description

Please see attached

Assessor's Property Tax Parcel/Account Number

P35006, P35007, P35008 and P35024

Street Address

12326 Seabird Lane, Mt. Vernon, Washington 98273.

**STATUTORY WARRANTY DEED**

The Grantor, Gemini Real Properties, LLC, a Washington limited liability company, as to an undivided 2/3 interest as to Parcels A, B, C, D for and in consideration of Ten and no/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to Seabird Properties, LLC, <sup>a Washington limited liability company.</sup> any and all interest Grantor has in the following described real property situated in Skagit County, Washington, together with all after-acquired title of Grantor therein:

*JH*  
*3/1/17*

**Legal Description**

See 'Exhibit A' attached hereto and made a part hereof.

Assessor's Property Tax Parcel/Account Number  
P35006, P35007, P35008 and P35024

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

*2017836*  
**MAR 03 2017**

Street Address  
12326 Seabird Lane, Mt. Vernon, Washington 98273.

Amount Paid \$ *3921.<sup>00</sup>*  
Skagit Co. Treasurer  
By *hnm* Deputy

Dated *March 1, 2017*

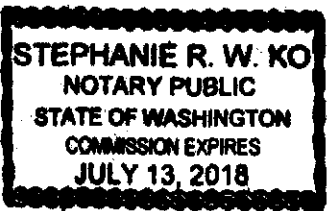
*Julie Y. Hungar*  
Seller: Gemini Real Properties, LLC  
By Julie Y. Hungar, member

State of Washington )  
  )ss.  
County of King )

On this date of *March 1*, 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared Julie Y. Hungar to me known to be the member of Gemini Real Properties, LLC who executed the within and foregoing instrument and acknowledged said instrument to be her free and voluntary act and deed for the uses and purposes therein mentioned; and on oath stated that she was authorized to execute the said instrument as its representative and sole member.

IN WITNESS WHEREOF I have hereunto set my hand and official seal the day and year first above written.

(SEAL)



*[Signature]*  
NOTARY PUBLIC  
Printed name: *Stephanie Ko*  
My appointment expires: *7/13/2018*

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): P35006 / 350330-0-027-0009, P35007 / 350330-0-028-0008, P35008 / 350330-0-029-0007 and P35024 / 350330-0-042-0000

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**PARCEL A:**

The South 30 feet of the North 90 feet of that part of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section;  
Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section;  
Thence West 135 feet, more or less, to the government meander line;  
Thence Southerly along said meander line to a point due West of the point of beginning;  
Thence East 110 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

The South 30 feet of the North 60 feet of the following described tract:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section;  
Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section;  
Thence West 135 feet, more or less, to the government meander line;  
Thence Southerly along the said meander line to a point due West of the point of beginning;  
Thence East 110 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

**PARCEL C:**

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

The North 30 feet of the following described tract:

Beginning at a point 1,219.4 feet West and 1,095.4 feet South of the North Quarter corner of said Section;  
Thence North 5°36' East 256.22 feet to a point 840.4 feet South of the North line of said Section;  
Thence West 135 feet, more or less, to the Government meander line;  
Thence Southerly along said meander line to a point due West of the point of beginning;  
Thence East 110 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "A"**  
Legal Description

PARCEL D:

That portion of Government Lot 1, Section 30, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 840.4 feet South and 1,194.4 feet West of the North Quarter corner of Section 30, Township 35 North, Range 3 East of the Willamette Meridian, the true point of beginning;  
Thence East 134.06 feet, more or less, to the West line of a certain private road now in use which descends the hill from the county road (as described in Quit Claim Deed Auditor's File No. 463019, records of Skagit County, Washington, from Julius and Stella Kiderlen to Harwood and Nancy Bannister date June 30, 1951);  
Thence Southerly along said road to a point of intersection with the North line of Tract owned by Paul Umbarger and Lucille Umbarger, his wife, and Alfred Bruget and Jesse Bruget, his wife, if extended East;  
Thence West to the Northeast corner of the Umbarger-Bruget Tract;  
Thence North 90 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.