

When recorded return to:
Roots Land Holdings, LLC
16102 4th Ave. NW
Arlington, WA 98223



201707280074

Skagit County Auditor
7/28/2017 Page

1 of

\$80.00
7 11:55AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031226

CHICAGO TITLE
620031226

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donna M. Greenwell and Melody S. Hinchey, Co-Trustees of the Roland E. Arvidson and Dorothy C. Arvidson Revocable Living Trust dated August 11, 1993

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Roots Land Holdings, LLC, A Washington Limited Liability Company

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN SE SE, 20-36-04 AND PTN SW SW, 21-36-04

Tax Parcel Number(s): P49681 / 360420-4-014-0006, P49730 / 360421-3-008-0005,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173479
JUL 28 2017

Amount Paid \$ 2675.00
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: July 24, 2017
ZG:MSK

Roland E. Arvidson and Dorothy C. Arvidson Revocable Living Trust

BY: Donna M. Greenwell
Donna M. Greenwell
Co Trustee

BY: Melody S. Hitchen
Melody S. Hitchen
Co Trustee

STATUTORY WARRANTY DEED
(continued)

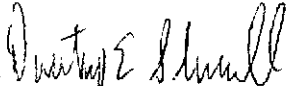
State of OR

COUNTY of Multnomah

I certify that I know or have satisfactory evidence that Melody S Hinchen

is/~~are~~ the person(~~s~~) who appeared before me, and said person acknowledged that (~~he~~/~~she~~/~~they~~) signed this instrument, on oath stated that (~~he~~/~~she~~/~~they~~) was authorized to execute the instrument and acknowledged it as the Co-Trustee of Roland E. and Dorothy C. Arvidson Revocable Living Trust, dated August 11, 1993 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7-26-17


Name: Dorothy E Sherrill
Notary Public in and for the State of OR
Residing at: Vancouver WA
My appointment expires: 11-27-20



STATUTORY WARRANTY DEED
(continued)

State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Donna M. Greenwell

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Co-Trustee of Roland E. and Dorothy C. Arvidson Revocable Living Trust, dated August 11, 1993 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/27/17

Donna Lee Reed
Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Mayeville, WA
My appointment expires: 10/1/2019

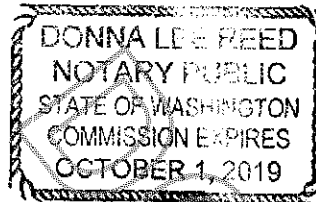


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49681 / 360420-4-014-0006 and P49730 / 360421-3-008-0005

PARCEL A:

The South 190 feet of the Southeast Quarter of the Southeast Quarter lying Southeasterly of road, in Section 20, Township 36 North, Range 4 East, W.M.

Situated in Skagit County, Washington.

Parcel B:

The West 1/2 of the Southwest 1/4 of Section 21, Township 36 North, Range 4 East Willamette Meridian, lying South of the County Road (C.C.C. County Road), EXCEPT the Easterly 6 acres thereof, AND EXCEPT the following described tracts:

1. Beginning at the Northwest corner of said tract; thence Easterly along the C.C.C. Road 300 feet; thence South 175 feet; thence West 135 feet to the existing road; thence North along said road, a distance of 300 feet, more or less, to the point of beginning.

2. That portion of the West 1/2 of the Southwest 1/4 of Section 21, Township 36 North, Range 4 East Willamette Meridian, lying Southerly of the C.C.C. Road described as follows:

Beginning at the Northwest corner of said subdivision; thence Southeasterly along the South line of said C.C.C. Road 300 feet; thence South 175 feet; thence West 135 feet, more or less, to East line of an existing road, and the true point of beginning of this description, said point being the Southwest corner of a tract conveyed to The Alderdale Union Sunday School by deed recorded June 30, 1958 as Auditor's File No. 567154; thence East along the South line of said Alderdale Union Sunday School Tract and said line extended East 208 feet; thence South 208 feet; thence West 208 feet, more or less, to the East line of an existing road; thence Northerly along said East line to the true point of beginning.

3. That portion of the West 1/2 of the Southwest 1/4 of Section 21, Township 36 North, Range 4 East Willamette Meridian, lying Southerly of the C.C.C. Road described as follows.

Beginning at the Northwest corner of said subdivision; thence Southeasterly along the South line of said C.C.C. Road 300 feet; thence South 175 feet; thence West 135 feet, more or less, to East line of an existing road, said point being the Southwest corner of a tract conveyed to the Alderdale Union Sunday School by deed recorded June 30, 1958, as Auditor's File No. 567154; thence East along the South line of said Alderdale Union Sunday School Tract and said line extended East 208 feet; thence in a Southerly direction 208 feet parallel with road to the true point of beginning; thence Southerly 208 feet parallel with road; thence West 208 feet, more or less, to existing road; thence Northerly along said East line 208 feet, more or less, to a point that is West of the point of beginning; thence East to point of beginning.

4. That portion of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 36 North, Range 4 East Willamette Meridian, described as follows:

Beginning at a point on the South line of C.C.C. County Road 300 feet Southeasterly of intersection of said road line with the West line of said section; thence South 175 feet; thence West 135 feet, more or

EXHIBIT "A"
Legal Description
(continued)

less, to the East line of an existing road; thence Southerly along said road 416 feet, more or less, to the Southeast corner of property conveyed to William Val McAdow and wife by deed dated December 28, 1970 and recorded January 28, 1971, under Auditor's File No. 748234; thence Southerly along said road line 80 feet to the true point of beginning; thence East 40 feet; thence Southerly parallel to the road 40 feet; thence West 40 feet to said road; thence Northerly along said road 40 feet, more or less, to the true point of beginning.

5. That portion of said Southwest 1/4 lying Westerly of the County Road known as Humphrey Hill Road.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Chester L. Katwijk
Purpose: Water lines
Recording Date: March 22, 1988
Recording No.: 8803220004

2. **The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.**

3. The Land has been classified as Timberland and is subject to the provisions of RCW 84.34, which include the requirement of a continuation of restricted use in order to continue the present assessment rate. A change in use can cause an increased assessment rate for present and past years. Notice of Application was recorded as set forth below:

Recording Date: March 16, 1999
Recording No.: 9903160055

Any sale or transfer of all or a portion of said Land requires execution of a Notice of Compliance Form by the new owner and submission to the county assessor within 60 days of such sale.

Note: If the proposed transaction involves a sale of the Land so classified or designated, there will be additional requirements regarding the Real Estate Tax Affidavit. Please contact Skagit County Assessor's Records Section or the Company for additional information.

4. City, county or local improvement district assessments, if any.