

When recorded return to:
Robert M. Gates and Rebecca W. Gates
P. O. Box 346
Sedro Woolley, WA 98284



201707310011

Skagit County Auditor \$77.00
7/31/2017 Page 1 of 4 9:41AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027514

CHICAGO TITLE
620027514

STATUTORY WARRANTY DEED

THE GRANTOR(S) C & G Timber Inc, a Washington corporation
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Robert M. Gates and Rebecca W. Gates, a married couple

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.)

GOV LOTS 4-7, 07-33-06

Tax Parcel Number(s): P17978 / 330507-0-006-0003,

Subject to:

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

Dated: July 26, 2017

C & G Timber Inc,
A Washington Corporation

BY: Gordon Iverson
Gordon Iverson
President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173508
JUL 31 2017

Amount Paid \$ 7125.⁰⁰
Skagit Co. Treasurer
By 172 672 Deputy

STATUTORY WARRANTY DEED
(continued)

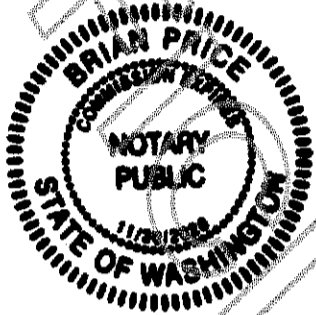
State of Washington

County of Skagit

I certify that I know or have satisfactory evidence that Gordon Werson

~~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 President of C & G Timber Inc, a Washington Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: July 28 2017



[Signature]

Name: Brian Price

Notary Public in and for the State of Washington

Residing at: Arlington

My appointment expires: 11/30/2020

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P17978 / 330507-0-006-0003

PARCEL A:

Government Lots 3, 4 and 7, all in Section 7, Township 33 North, Range 5 East of the Willamette Meridian;

EXCEPT that portion of Government Lot 3, conveyed to Skagit County by Deed recorded March 24, 1954, under Auditor's File No. 513935, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of said Government Lot 3;
Thence North 89°42'25" West on the section line, 33.23 feet;
Thence South 25°21'30" East, 74.05 feet to the East line of said Government Lot 3;
Thence North 1°25' East, 66.77 feet to the point of beginning, Section 7, Township 33 North, Range 5 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive 60 foot right of way, being 30 feet on each side of the following described centerline:

Beginning at the Southeast corner of Lot 7, REPLAT OF FIRST ADDITION, BIG LAKE WATER FRONT TRACTS, LOTS 122 TO 127, according to the plat thereof, recorded in Volume 11 of Plats, page 3, records of Skagit County, Washington,
Thence Northwesterly along the Southwesterly right of way line of the West Big Lake Road, a distance of 10.90 feet to the true point of beginning;
Thence South 50°10'14" West, a distance of 12.78 feet, more or less, to the South line of said Lot 7;
Thence continuing South 50°10'14" West, a distance of 26.81 feet;
Thence South 24°40'14" West, a distance of 48.91 feet;
Thence South 00°55'14" West, a distance of 47.80 feet;
Thence South 14°19'46" East, a distance of 53.82 feet;
Thence South 31°34'46" East, a distance of 57.62 feet;
Thence South 40°49'46" East, a distance of 89.49 feet;
Thence South 29°04'46" East, a distance of 86.39 feet;
Thence South 40°49'46" East, a distance of 77.77 feet;
Thence South 53°04'46" East, a distance of 168.06 feet;
Thence South 58°04'46" East, a distance of 165.76 feet;
Thence South 46°19'46" East, a distance of 358.47 feet;
Thence South 49°34'46" East, a distance of 136.59 feet;
Thence South 45°34'46" East, a distance of 127.27 feet;
Thence South 36°04'46" East, a distance of 98.71 feet;
Thence South 20°25'14" West, a distance of 75.16 feet;
Thence North 82°34'46" West, a distance of 65.34 feet;
Thence North 51°04'46" West, a distance of 97.01 feet;
Thence North 63°34'46" West, a distance of 126.97 feet;
Thence North 67°34'46" West, a distance of 87.39 feet;
Thence North 75°04'46" West, a distance of 131.28 feet;
Thence South 78°55'14" West, a distance of 91.70 feet;
Thence North 58°04'46" West, a distance of 117.85 feet;
Thence North 74°34'46" West, a distance of 61.63 feet;
Thence South 87°55'14" West, a distance of 108.23 feet;
Thence North 70°34'46" West, a distance of 160.85 feet;
Thence North 67°34'46" West, a distance of 154.93 feet;
Thence North 56°34'46" West, a distance of 44.90 feet;
Thence North 45°34'46" West, a distance of 94.80 feet;
Thence North 67°04'46" West, a distance of 79.37 feet;
Thence North 88°34'46" West, a distance of 42.39 feet;
Thence South 89°25'14" West, a distance of 61.63 feet;
Thence South 87°55'14" West, a distance of 63.64 feet;
Thence South 81°55'14" West, a distance of 128.28 feet;
Thence South 89°25'14" West, a distance of 43.16 feet, more or less, to the West line of the Northeast Quarter of the Southwest Quarter of said Section 7.

Situated in Skagit County, Washington

EXHIBIT "B"

Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: July 29, 1959
Auditor's No.: 583700, records of Skagit County, Washington
Executed By: Agnes Kowol Elkins
As Follows: Reserving unto the grantor, however, all minerals and mineral rights, including oil and gas, and the right to enter upon said premises for the purpose of mining for and removing the same. The grantor herein agrees to pay for any damage caused to the surface of the ground in the exercise of said rights
2. Agreement, including the terms and conditions thereof; entered into;
By: Willard M. Hendrickson and Ida M. Hendrickson
And Between: Georgia-Pacific Corporation, a Georgia corporation
Recorded: June 22, 1990
Auditor's No. 9006220073, records of Skagit County, Washington
Providing: Right of way and road use agreement
3. Agreement, including the terms and conditions thereof; entered into;
By: Bertch Company, LLC
And Between: Ray E. Finegan, D.C.
Recorded: October 23, 1997
Auditor's No. 9710230034, records of Skagit County, Washington
Providing: Drainfield easement agreement
4. Easement, including the terms and conditions thereof, declared by instrument(s);
Recorded: November 16, 1998
Auditor's No(s): 9811160159, records of Skagit County, Washington
In favor of: Raymond Finegan et al
For: Undisclosed
Affects: A portion of Government Lot 4
5. Terms and conditions of the easement set forth in Parcel B of Exhibit "A".
6. 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: August 24, 2004
Recording No.: 200408240044

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.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by Big Lake Sewer District.