

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

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Mount Vernon, WA 98273

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05/01/2019 11:37 AM Pages: 1 of 7 Fees: \$105.00
Skagit County Auditor

Land Title and Escrow
Land Title and Escrow No.: 01-171041-OE

The information contained in this boxed section is for recording purposes only pursuant to RCW 65.04, and is not to be relied upon for any other purpose, and shall not affect the intent of or any warranty contained in the document itself.

Document Title:	STATUTORY WARRANTY DEED
Grantor:	B T & M, LLC, a Washington limited liability company
Grantees:	PICKERING INVESTMENTS, LLC, a Washington limited liability company
Abbreviated Legal:	Ptn Trs. 1 & 2, Mount Vernon Acreage
Parcel Numbers:	3746-000-002-0001; P53838 3746-000-001-0002; P53835 3746-000-001-0200; P53837
Reference Number(s) of Documents Affected:	N/A
Full Legal Description set forth in Exhibit A of Document.	

STATUTORY WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, B T & M, LLC, a Washington limited liability company, hereby conveys and warrants to PICKERING INVESTMENTS, LLC, a Washington limited liability company, the real property located in the County of Skagit, State of Washington, more particularly described in **Exhibit A**, which by this reference is incorporated herein, together with the view easement, covenants, conditions, restrictions, and easements of the adjacent property, all of which are set forth in the Statutory Warranty Deed recorded July 20, 2003, under Skagit County Auditor's File No. 200302200147, as amended by Quit Claim Deed recorded August 18, 2005, under Skagit County Auditor's File No. 200508180099 (collectively "Adjacent Property Covenants").

SUBJECT TO: The permitted exceptions set forth in **Exhibit B** attached hereto, which by this reference is incorporated herein.

Dated: May 1st, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191612
MAY 01 2019

Amount Paid \$18,517.⁰⁰
Skagit Co. Treasurer
By *mm* Deputy

GRANTOR:

B T & M, LLC, a Washington limited liability company

By: *Anthony B. Pickering*
Anthony B. Pickering, General Manager

Title Order No.: 01-171041-OE

EXHIBIT A

PARCEL "A":

The West 400 feet of Tract 1, "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington,

EXCEPT the South 70.5 feet thereof;

AND EXCEPT that portion of the West 300.00 feet (as measured perpendicular to the West line) of Tract 1, "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of said Tract 1;
thence South $89^{\circ}38'14''$ East along the North line of said Tract 1, also being the South line of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., for a distance of 300.05 feet, more or less, to the East line of said West 300.00 feet of Tract 1;
thence South $0^{\circ}40'15''$ East along said East line 20.74 feet, more or less, to a point 134.52 feet South (as measured perpendicular to the North line) of the North line of that certain parcel described on Real Estate Contract to Max W. Dale and Pauline Dale, husband and wife, recorded under Skagit County Auditor's File No. 661495;
thence South $89^{\circ}24'15''$ West parallel with said North line for a distance of 300.00 feet, more or less, to the West line of said Tract 1 at a point bearing South $0^{\circ}40'15''$ East from the point of beginning;
thence North $0^{\circ}40'15''$ West along said West line 25.76 feet to the point of beginning.

AND ALSO EXCEPT the West 10 feet as conveyed to the City of Mount Vernon by Deed recorded August 15, 1985, under Auditor's File No. 8508150012,

TOGETHER WITH a right of way for road purposes over the West 25 feet of the South 70.5 feet of said Tract 1 and over the West 25 feet of Tract 2 of said Plat;

ALSO TOGETHER WITH an easement for road purposes over the North 30 feet of the South 70.5 feet of the West 400 feet of said Tract 1.

AND ALSO TOGETHER WITH an 89.5 foot wide parking and unobstructed view easement to the restaurant building "Max Dale's" as it now exists, over and across those portions of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M. and of Tract 1, "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington, described as follows:

EXHIBIT A

Title Order No.: 01-171041-OE

EXHIBIT A

PARCEL "A" continued:

Beginning at the Southwest corner of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence South $89^{\circ}38'14''$ East along said South line for a distance of 30.00 feet to the East margin of State Highway No. 1-A, also known as Riverside Drive, and also being the Northwest corner of said Tract 1, "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH."; and also being the true point of beginning;
thence South $0^{\circ}40'15''$ East along the West line of said Tract 1 for a distance of 89.45 feet to the North line of the South 40.50 feet of said Tract 1;
thence North $89^{\circ}19'45''$ East along said North line for a distance of 300.00 feet, more or less, to the East line of the West 300.00 (as measured perpendicular to the West line of said Tract 1);
thence North $0^{\circ}40'15''$ West along said East line, or East line extended, for a distance of 89.50 feet;
thence South $89^{\circ}19'45''$ West for a distance of 300.00 feet, more or less, to said East margin of State Highway No. 1-A, also known as Riverside Drive, at a point bearing North $0^{\circ}40'15''$ West from the true point of beginning;
thence South $0^{\circ}40'15''$ East along said East line 0.05 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 1, "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the North line of said Lot 1 with the East line of the West 400.00 feet of said Lot 1, which point bears South $89^{\circ}38'14''$ East a distance of 400.07 feet from the Northwest corner of said Lot 1;
thence South $0^{\circ}40'15''$ East along a line which is parallel to and 400.00 feet East of (when measured at right angles to) the West line of said Lot 1, a distance of 52.28 feet to a point which is 70.50 feet North of the South line of said Lot 1;
thence North $89^{\circ}19'45''$ East along a line which is parallel to and 70.50 feet North of the South line of said Lot 1, a distance of 129.74 feet to the Southwest corner of that certain tract conveyed to Ivan A. Wilson, et ux, by deed dated December 11, 1969 and recorded December 22, 1969, under Auditor's File No. 734279 in Volume 40 of Official Records, page 481;
thence North $0^{\circ}54'25''$ West, a distance of 49.96 feet to a point on the North line of said Lot 1, which point bears North $89^{\circ}38'14''$ West, a distance of 125.02 feet from the Northeast corner of said Lot 1;
thence North $89^{\circ}38'14''$ West along the North line of said Lot 1, a distance of 129.55 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

EXHIBIT A

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EXHIBIT A

PARCEL "C":

That portion of the South 70.5 feet of Lot 1 and that portion of Lot 2 of "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 3 of Plats, page 102, records of Skagit County, Washington, lying Easterly of the East line of the West 338 feet of said Lots 1 and 2;

TOGETHER WITH that portion of the West 10 feet of the abandoned railroad right-of-way abutting thereon conveyed to Bellingham and Skagit Railway Company, a corporation, by Deed dated October 21, 1911 and recorded October 23, 1911 in Volume 87 of Deeds, page 298, lying between the Easterly extension of a line 70.5 feet North of the South line of said Lot 1 and of the South line of said Lot 2 in the "PLAT OF MOUNT VERNON ACREAGE, SKAGIT COUNTY, WASH.,".

ALL OF THE ABOVE BEING Parcels A, B and C BEING SUBJECT TO and TOGETHER WITH easements, reservations, restrictions, covenants, liens, leases, court causes and other instruments of record.

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT A

EXHIBIT A

EXHIBIT B
ALTA COMMITMENT
SCHEDULE B-1

Title Order No.: 01-171041-OE

A. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Alfred Olson, et al
Purpose:	For road purposes
Area Affected:	South 10 feet of Parcel A
Dated:	May 16, 1950
Recorded:	May 17, 1950
Auditor's No.:	445733

B. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Alfred Olson and Helen Olson, husband and wife; Phil Anderson and Dorotha Anderson, husband and wife
Purpose:	For road purposes
Area Affected:	South 10 feet of Parcel A
Dated:	March 19, 1954
Recorded:	May 24, 1955
Auditor's No.:	518321

C. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	Phil Anderson and Dorotha Anderson, husband and wife and Alfred Olson and Helen Olson, husband and wife
Purpose:	For road purposes
Area Affected:	South 10 feet of Parcel A
Dated:	April 25, 1959
Recorded:	August 21, 1959
Auditor's No.:	584628

D. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee:	City of Mount Vernon, Washington, a municipal corporation
Purpose:	To lay, maintain, operate, relay and remove at any time a sewer pipe or pipes
Area Affected:	A 10 foot strip through Parcels A and B
Dated:	June 29, 1977
Recorded:	June 30, 1977
Auditor's No.:	859649

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

EXHIBIT B

**ALTA COMMITMENT
SCHEDULE B-1**

Title Order No.: **01-171041-OE**

E. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power & Light Company, a
Washington corporation
Purpose: One or more electric transmission and/or
distribution lines
Area Affected: The North 5 feet of Parcel B
Dated: November 30, 1983
Recorded: December 6, 1983
Auditor's No.: 8312060025

F. COVENANTS, CONDITIONS, AND RESTRICTIONS CONTAINED IN INSTRUMENT:

Recorded: February 11, 2003
Auditor's File No.: 200302110068
As follows:

“The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.”

G. Agreement establishing Covenants, Conditions, Restrictions, Easements and a First Right of Refusal and the terms and conditions therein, as created in an Instrument:

Grantor: Patrick R. Armstrong and Dianne L. Armstrong,
husband and wife and Dianne L. Armstrong, as
Trustee for Brian C. Dale Trust
Grantee: Anthony B. Pickering and Bronwyn Pickering,
husband and wife
Dated: February 17, 2003
Recorded: February 20, 2003
Auditor's No.: 200302200147

Note: Termination of First Right of Refusal as disclosed by Quit Claim Deed recorded August 18, 2005 under Auditor's File No. 200508180099.

H. MATTERS DISCLOSED BY RECORD OF SURVEY:

Recorded: March 6, 2003
Auditor's No.: 200303060110

END OF SCHEDULE B-1

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

EXHIBIT B