

202003060055
03/06/2020 10:38 AM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Glacier View Ranch a General Partnership
P.O. Box 153
Marblemount, WA 98267

STATUTORY WARRANTY DEED 19-3886
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Arthur W. Olson and Christie L. Fairchild, a married couple, 53435 Rockport Cascade Road, Rockport, WA 98283,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Glacier View Ranch a General Partnership, a Partnership

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Portion NE NE Sec. 22, Twp. 35 N., R. 10 E., WM

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P128062 & 351022-1-001-0300

Dated: 02/14/2020

Arthur W. Olson
Arthur W. Olson

Christie L. Fairchild
Christie L. Fairchild

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 06 2020

Amount Paid \$116.68
By MA Skagit Co. Treasurer Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-3886-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Arthur W. Olson and Christie L. Fairchild is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 14th day of February, 2020


Signature

Timothy C. Lehr - Sedro-Woolley, WA
Title

My appointment expires: 6/01/2021

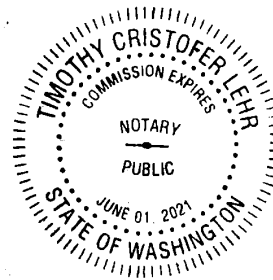


EXHIBIT A
LEGAL DESCRIPTION

Property Address: Liberty Bell Lane, Rockport, WA 98283
Tax Parcel Number(s): P128062 & 351022-1-001-0300

Property Description:

Lot 3 of Short Plat No. PL-06-1023, approved November 17, 2008 and recorded as Auditor's File No. 200811180001, records of Skagit County, Washington; being a portion of the Northeast ¼ of the Northeast ¼ of Section 22, Township 35 North, Range 10 East, W.M..

TOGETHER WITH a non-exclusive easement for ingress, egress, roadway and utilities over, across and under that portion of Liberty Bell Lane Delineated on a Westerly portion of Lots 1 and 2 of said Short Plat.

Statutory Warranty Deed
LPB 10-05

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EXHIBIT B

19-3886-KH

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Glacier View Ranch
Dated: November 10, 2005
Recorded: November 14, 2005
Auditor's No.: 200511140270
Purpose: Ingress, egress and utilities
Area Affected: East 60 feet of the subject property

2. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 31, 2000
Auditor's No.: 200010310089
Regarding: Title Notification - Development Activities
Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

3. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: November 18, 2008
Auditor's No.: 200811180002

4. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SHORT PLAT:

Short Plat No.: PL-06-1023
Recorded: November 18, 2008
Auditor's No.: 200811180001
Said Matters include but are NOT limited to easement rights over Liberty Bell Lane.

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit County
Dated: September 18, 2008
Recorded: November 18, 2008
Auditor's No.: 200811180003
Purpose: Protected Critical Area
Area Affected: As delineated on Short Plat

6. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Shortgo Guys LLC
And: Robert Cunningham
Dated: October 6, 2008
Recorded: November 18, 2008
Auditor's No.: 200811180004
Regarding: Road Maintenance
Affects: Liberty Bell Lane as shown on Short Plat

7. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to Glacier View Ranch Partnership recorded 10/11/2019 as Auditor's File No. 201910110063.

Statutory Warranty Deed
LPB 10-05

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Said easement was modified by provisions set forth on Warranty Deed recorded 10/11/2019 as Auditor's File No. 201910110064.

8. Subject to current use/farm and agricultural lands under RCW 84.34 and the lien for withdrawal from said program. Grantee assumes said classification and any lien for withdrawal therefrom.