

AFTER RECORDING MAIL TO:

Soar Land Holdings, LLC
307 Newell Street
Seattle, WA 98109

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-178471-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3856

Sep 25 2020

Amount Paid \$5605.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTOR CLEMCO LLC, a Washington limited liability company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **SOAR LAND HOLDINGS, LLC, a Washington limited liability company** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn SE ¼ of SW ¼, 22-34-2 E W.M. & Ptn NE ¼ of NW ¼, 27-34-2 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **340222-3-002-0004, P20658, 340227-2-001-1700, P130065**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-178471-OE.

Dated September 21, 2020

Clemco LLC, a Washington limited liability company

By: Catherine A. Pepper-Milo, Manager

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NP

STATE OF Washington-Hawaii)
COUNTY OF Kauai) SS:

I certify that I know or have satisfactory evidence that Catherine A. Pepper-Milo is/are the person(s) who appeared before me, and said person(s) acknowledge he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledge that as the Manager of Clemco LLC, a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9/22/2020

Brenda J. Paul
Notary Public in and for the State of Washington
Residing Kauai, Hawaii
My appointment 8/10/2022

Doc. Date:	<u>9/22/2020</u>	# Pages:	<u>5</u>
Notary Name:	<u>Brenda J. Paul</u>	<u>5</u> Circuit	
Doc. Description:	<u>Substituted Warranty Deed</u>		
Notary Signature	<u>[Signature]</u>	Date	<u>9/22/2020</u>

EXHIBIT APARCEL "A":

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 22, Township 34 North, Range 2 East, W.M., EXCEPT that portion thereof lying within the boundaries of the following described tract:

Beginning at the intersection of the South line of Government Lot 1 of said Section 22 and the Easterly line of the Snee-Oosh Road;
thence Northerly along the Easterly line of the Snee-Oosh Road, a distance of 600 feet;
thence Northeasterly at right angles to the Easterly line of said Snee-Oosh Road, a distance of 400 feet;
thence Southerly parallel to the Easterly line of said Snee-Oosh Road to the South line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence West along the South line of said Government Lot 1 and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ to the point of beginning.

AND TOGETHER WITH the North 20.00 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27, Township 34 North, Range 2 East, W.M., lying Easterly of the following described line:

Beginning at a point on the North line of said Section 27, South $88^{\circ}42'53''$ East, a distance of 406.09 feet from the Northwest corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 27;
thence South $7^{\circ}36'17''$ East along the Easterly margin of an easement over and across Tracts A and B of Recorded of Survey filed in Volume 1 of Surveys, page 26, a distance of 65 feet, more or less, to the terminus of said line.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for access and road purposes over the following described Tracts 1 and 2:

Easement No. 1: The North 15 feet of Lot 1, Section 22, Township 34 North, Range 2 East, W.M., lying East of the Snee-Oosh County road and lying West of that portion thereof conveyed to Gordon Crawford, et ux, by deed recorded December 17, 1951, under Auditor's File No. 469417 $\frac{1}{2}$.

Easement No. 2: The North 60 feet of that portion of Government Lot 1 lying East of the Snee-Oosh County road and the North 60 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, all in Section 27, Township 34 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.