

When recorded return to:

Wesley Sutherland and Mary Sutherland
1237 Beet Road
Walla Walla, WA 99362

STATUTORY WARRANTY DEED GNW 20-7972

THE GRANTOR(S) Elk Properties, LLC, a Washington Limited Liability Company, 26135 Minkler Road, Sedro-Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Wesley Sutherland and Mary Sutherland, a married couple

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 :

Por. NE of Sec. 17; por. SE of Sec. 8; por. SW of Sec. 9; all in Twp. 35 N., R. 8 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): P44011, P96422, P100928, P118403 and P96424

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4780

Nov 12 2020

Amount Paid \$19585.00

Skagit County Treasurer

By Heather Beauvais Deputy

Dated: November 10, 2020

Elk Properties, LLC, a Washington Limited Liability Company

By: James Cook
James Cook, Manager

By: Terri Cook
Terri Cook, Manager

STATE OF WASHINGTON
COUNTY OF SKAGIT

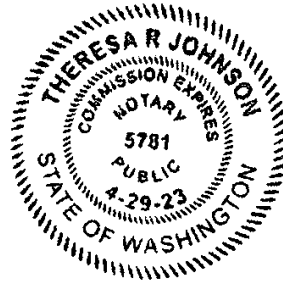
I certify that I know or have satisfactory evidence that James Cook is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the Manager of Elk Properties, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10th day of November, 2020

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4/29/23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 43950 South Skagit Highway, Concrete, WA 98237
Tax Parcel Number(s): P44011, P96422, P100928, P118403 and P96424

Property Description:

Parcel "A":

The North 1/2 of the Northeast 1/4 of Section 17, Township 35 North, Range 8 East., W.M.

Parcel "B":

Those portions of the Southeast 1/4 of the Southeast 1/4 of Section 8, and of Government Lot 7 of Section 9 all in Township 35 North, Range 8 East, W/M., lying South of the South Skagit Highway; EXCEPT the three following described portions thereof:

- 1) Mineral Rights as reserved on deed recorded as Skagit County Auditor's File No. 435350;
- 2) Beginning at a point on the North-South centerline of said Section 8, where said centerline intersects the South right-of-way line of County Road No. 360, commonly known as the South Skagit Highway; thence North 85° 04' East along said right-of-way line 1,000.0 feet; thence South 4° 56' East 200.0 feet; thence South 85° 04' West parallel with said right-of-way line to the centerline of said Section 8; thence North 0° 01' 29" East along said centerline to the point of beginning.
- 3) Beginning at the Southwest corner of that certain parcel conveyed to Skagit County by Quit Claim deed dated April 2, 1954, recorded as Auditor's File No. 500631; thence South 00° 26' 59" East along the West line of said subdivision, a distance of 385.07 feet to the South 1/4 corner of said Section 8; thence South 86° 08' 54" East along the South line of said Section 8, a distance of 1,000.00 feet; thence North 01° 15' 52" East, a distance of 548.72 feet to the Southeast corner of said parcel conveyed to Skagit County; thence South 84° 33' 55" West along the South line of said parcel, a distance of 1,017.45 feet to the Point of Beginning.

EXHIBIT B

20-7972-TJ

1. Easement, affecting a portion of subject property for the purpose of rights of way including terms and provisions thereof granted to Washington Department of Natural Resources recorded 08/24/1993 as Auditor's File No. 9308240056.

2. Title notification that the subject property is adjacent to property designated Mineral Resource Overlay lands by Skagit county executed by James Cook dated 02/04/1997, recorded 03/13/1997 as Auditor's File No. 9703130047. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

3. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of roadway, in favor of Georgia-Pacific Corporation, recorded 10/08/1979 as Auditor's File No. 792751.

4. Matters pertaining to and disclosed by boundary line adjustment documents recorded as Skagit County Auditor's File Nos. 9109030093, 9604040043, 964040044, 9604040045, 9604040046 and 964040047.

5. Title notification that the subject property is adjacent to property designated Designated Forest Resource lands by Skagit county executed by James Cook dated 02/04/1997, recorded 3/13/1997 as Auditor's File No. 199703130048. Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

6. Easement, affecting a portion of subject property for the purpose of Water reservoir and lines and related purposes including terms and provisions thereof granted to Wilderness Village Community Association recorded 04/21/1997 as Auditor's File No. 9704210106

7. Regulatory notice/agreement regarding special use permit for water tower that may include covenants, conditions and restrictions affecting the subject property, recorded 05/10/2001 as Auditor's File No. 200105100070 .

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. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

8. Regulatory notice/agreement regarding Permit for Water Tower that may include covenants, conditions and restrictions affecting the subject property, recorded 12/08/2003 as Auditor's File No. 200312080138 .

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. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

9. Easement, affecting a portion of subject property for the purpose of Water lines and related purposes including terms and provisions thereof granted to PUD No. 1 of Skagit County recorded 04/27/2004 as Auditor's File No. 200404270021.

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the

Statutory Warranty Deed
LPB 10-05

following plat/short plat/survey named Survey recorded 07/17/2012 as Auditor's File No. 201207170076.
Affect: South and West lines of Parcel "A" and an Easterly portion of the South line of Parcel "B"

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 10/22/2013 as Auditor's File No. 201310220023. Affects West line of Parcel "B" and a portion of the North line of Parcel "A".

12. Mineral rights reserved in document recorded as Auditor's File No. 435450.