

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2662

Jun 11 2021

When recorded return

Amount Paid \$17795.00  
Skagit County Treasurer  
By Flora Cruz Deputy

North Cascades Inn LLC  
60774 State Route 20  
Marblemount, WA 98267

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Candida M. Cooper, as her separate estate, 58179 Washington 20, Rockport, WA 98283,

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

in hand paid, conveys, and warrants to North Cascades Inn LLC, a Washington Limited Liability Company

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:

Ptn. Gov. Lot 11, Sec 7, Twp 35 N, Rge 11 E & Ptn. Gov. Lot 4, Sec 18, Twp 35 N, Rge 11 E

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): P45915, P45909 and P46172

Dated: JUNE 11, 2021

Candida M Cooper  
Candida M. Cooper

STATE OF WASHINGTON  
COUNTY OF SKAGIT

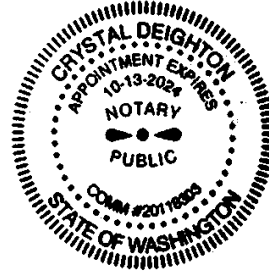
I certify that I know or have satisfactory evidence that Candida M. Cooper is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11 day of May, 2021

Crystal Deighton  
Signature

Team Assistant  
Title

My appointment expires: 10-13-2024



Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11191-KH

Page 2 of 5

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 60117 State Route 20, Marblemount, WA 98267  
Tax Parcel Number(s): P45915, P45909 and P46172

**Property Description:**

**Parcel A:**

That portion of Government Lot 11 in Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at a point 1,588 feet East of the Southwest corner of Section 7, Township 35 North, Range 11 East, W.M.; thence North 132.5 feet; thence East 224 feet; thence South to the South line of said Section; thence West 224 feet to the point of beginning;

EXCEPT County road and State Highway right-of-way;

AND EXCEPT those portion conveyed to the State of Washington for highway purposes by deeds dated May 5, 1908, December 7, 1944 and February 9, 1979, and recorded August 10, 1908, January 13, 1945 and February 9, 1979 in Volume 68 of Deeds, page 377, under Auditor's File No. 377308 and under Auditor's File No. 896483.

**Parcel B:**

That portion of Government Lot 11 in Section 7, Township 35 North, Range 11 East, W.M., described as follows:

Beginning at a point 1,588 feet East of the Southwest corner of Section 7, Township 35 North, Range 11 East, W.M.; thence North 132.5 feet to the true point of beginning; thence North 15 feet; thence East 224 feet; thence South 15 feet; thence West 224 feet to the point of beginning;

EXCEPT road or right-of-way

AND EXCEPT that portion conveyed to the State of Washington for highway purposes by deeds dated May 5, 1908 and February 9, 1979, and recorded August 10, 1908, and February 9, 1979 in Volume 68 of Deeds, page 377, under Auditor's File No. 68790 and under Auditor's File No. 896483.

**Parcel C:**

That portion of the Southerly 147.5 feet of Government Lot 11, Section 7, Township 35 North, Range 11 East, W.M., within that strip of land conveyed to the State of Washington for public road by that deed dated May 5, 1908 and recorded August 10, 1908, in Volume 68 of Deeds, page 377, under Auditor's File No. 68790, records of said County, lying Westerly of that right-of-way line extending from a point opposite Highway Engineer's Station 197+90.43 on the centerline survey of State Highway Route No. 20, Marblemount Vic.: MP 105.58 to MP 106.53, and 22.34 feet Northerly therefrom Northeasterly to a point opposite Highway Engineer's Station 199+60 on said centerline survey and 40 feet Northwesterly therefrom and continuing thence, extending Northerly to a point opposite Highway Engineer's Station 201+55.10 on said centerline survey and 49.58 feet Westerly therefrom;

EXCEPT any portion of the above described property lying within that tract of land conveyed to the State of Washington by that deed dated December 7, 1944, and recorded January 13, 1945, in Volume 198 of Deeds, page 176, under Auditor's File No. 377308, records of said County;

AND EXCEPT any portion of the above described property lying within the right-of-way of the former Rock Creek and Cascade County Road No. CLVII, also known as the Cascade Wagon Road.

Statutory Warranty Deed  
LPB 10-05

Parcel D:

That portion of Government Lot 4, Section 18, Township 35 North, Range 11 East, W.M., described as follows: Beginning at a point on the North line of said Lot 4, that is 1618 feet East of the Northwest corner of Lot 5, said Section 18, which is true point of beginning; thence East along said North line 85 feet; thence South at right angles 120 feet; thence West 85 feet; thence North 120 feet to the true point of beginning; EXCEPT the North 50 feet thereof for State Highway No. 20 (formerly #17A).

All situated in Skagit County, Washington.

**EXHIBIT B**  
21-11191-KH

1. Easement, including the terms and conditions thereof, granted by instrument(s);  
Recorded: July 31, 1979  
Auditor's No(s): 7907310026, records of Skagit County, Washington  
In favor of: Puget Sound Power & Light Company  
For: Electric transmission and/or distribution line, together with necessary appurtenances  
Affects: Parcels A, B, C and D

2. Agreement, including the terms and conditions thereof; entered into;  
By: Skagit County  
And Between: C. Ernest Green  
Recorded: February 22, 1982  
Auditor's No.: 8202220023, records of Skagit County, Washington  
Providing: Conditional use  
Affects: Parcels A, B, C and D

3. 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 April 27, 2005 as Auditor's File No. 200504270110.

Affects Parcels A, B, C and D

4. 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 September 26, 2008 as Auditor's File No. 200809260070.

Affects Parcel D

5. Assessment for Account No. P46166, P46149, P45915, P45909 & P46172 by Local Utility District (LUD) No. 28 and Public Utility District No. 1 of Skagit County, State of Washington, recorded October 23, 2009 as Auditor's File No. 200910230064.  
Public Utility District No. 1 of Skagit County should be contacted for information regarding current status of said account. Public Utility District No.1 of Skagit County is located at 1415 Freeway Drive, Mount Vernon, WA 98273. Or can be reached by calling #(360) 424-7104.

Statutory Warranty Deed  
LPB 10-05

Order No.: 21-11191-KH

Page 5 of 5