

When recorded return to:

Christopher J. Hatch  
9056 North Texas Road  
Anacortes, WA 98221

GNW 21-14124

## STATUTORY WARRANTY DEED

Guardian NW Title 21-14124-TW

THE GRANTOR(S) Robert J. Hatch, as to an undivided 1/3 interest and Jimmy G. Hatch, as to an undivided 1/3 interest, as their separate property

for and in consideration of **ten dollars and other valuable consideration, as part of an IRS 1031 Tax Deferred Exchange.**

in hand paid, conveys, and warrants to Christopher J. Hatch, as his separate property

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

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE INCORPORATED HEREIN AND MADE A PART THEREOF. Pg 3

Abbreviated legal description:

Section 34, Township 35 North, Range 2 East; Ptn. Gov't Lot 3

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): P33500/350234-0-008-0017

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-166

Jan 14 2022

Amount Paid \$12455.00

Skagit County Treasurer

By Lena Thompson Deputy

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Dated: 1-14-22

Robert J. Hatch  
Robert J. Hatch

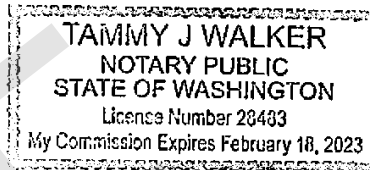
Jimmy G. Hatch  
Jimmy G. Hatch

STATE OF WASHINGTON  
COUNTY OF WHATCOM SKagit ⑩

This record was acknowledged before me on 14<sup>th</sup> day of January, 2022 by Robert Hatch and Jimmy Hatch of Four-H Machine, LLC and Christopher J. Hatch, Managing Member of Four-H Machine, LLC, Robert J. Hatch and Jimmy G. Hatch.

Tammy J Walker  
Tammy J Walker

My appointment expires: 2/18/23



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**EXHIBIT A**

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**Parcel A:**

A portion of Government Lot 3, Section 34, Township 35 North, Range 2 East, W.M., lying South of a 40 foot County Road and West of a 30 foot County Road (W. V. Wells Road), particularly described as follows:

Beginning at the Northwest corner of said Lot 3; thence South 1°40' West along the West line of said Lot 3, 40.01 feet to the South line of a 40 foot County Road, said point being the true point of beginning for this description; thence South 87°01'30" East along said road 966.58 feet to the West line of the W.V. Wells Road; thence South 39°18'45" East along said road, 287.72 feet; thence South 18°04'30" East along said road, 217.44 feet; thence North 87°01'30" West, 1228.77 feet to the West line of Government Lot 3; thence North 1°40' East along the West line of said Lot 3, 415.90 feet to the true point of beginning.

**Parcel B:**

A portion of Government Lot 3, Section 34, Township 35 North, Range 2 East, W.M., lying East of a 30 foot County Road (W.V. Wells Road), particularly described as follows:

Beginning at a point of intersection of the North line of said Government Lot 3, with the East line of the W.V. Wells Road, said point being South 89°15'30" East, 939.14 feet from the Northwest corner of said Lot 3; thence South 89°15'30" East, 101.40 feet to the meander line of Padilla Bay; thence South 36°34' East along said meander line, 333.85 feet; thence South 15°22' East along said meander line, 251.67 feet; thence North 87°01'30" West, 60.10 feet to the East line of the W.V. Wells Road; thence North 18°04'30" West along said road, 234.62 feet; thence North 39°18'45" West along said road, 369.61 feet to the point of beginning.

**EXHIBIT B**

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1. 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 January 7, 1991 as Auditor's File No. 9101070015.
2. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
3. Terms, provisions and reservations under the Submerged Land act (43 U.S.C.A. 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.
4. Any question that may arise due to shifting or change of the line of high water of Padilla Bay or due to said bay having shifted or changed its line of high water.
5. Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the Rights of the Public or Riparian Owners to use any waters which may cover the land.
6. Any adverse claim based upon the assertion or determination that some portion of said land is tide or submerged land.
7. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Padilla Bay.
8. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:  
Between: Bannister Septic  
And: Tecnal Corporation  
Dated: July 6, 2006  
Recorded: July 14, 2006  
Auditor's No.: 200607140136  
Regarding: Management Services of a Glendon On-Site Sewage System
9. RESERVATION CONTAINED IN DEED  
Executed by: Tecnal Corporation  
Recorded: March 19, 2008  
Auditor's No.: 200803190078  
As Follows: No ground water may be taken from the property

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**10. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:**

Between: Northwest Petrochemical Corporation, a Washington corporation  
("NorPetro"), Stimson Lumber Company, an Oregon corporation  
("Stimson"), and Tecna Corporation, a Washington corporation  
("Tecna")

And: Four-H Machine, LLC, a Washington limited liability company  
("Four-H")

Dated: Not dated

Recorded: March 19, 2008

Auditor's No.: 200803190080

Regarding: Extension with Rights, License Agreement and Restrictive Covenant

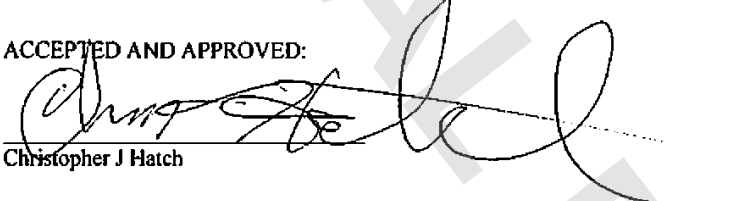
Original License Agreement was recorded on April 6, 1990 under Auditor File Number 9004060138.

**11. Regulatory notice/agreement regarding Title Notification - Property within Skagit County Pipeline Consultation Area that may include covenants, conditions and restrictions affecting the subject property, recorded July 27, 2015 as Auditor's File No. 201507270098 .**

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.

Buyer hereby accepts property subject to any outstanding liens against Four-H Machine, LLC in favor of but not limited to SIFCO Industries, Inc and State of Washington.

ACCEPTED AND APPROVED:



Christopher J Hatch

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