

When recorded return to:

Skagit Farmhouse LLC
Attn: Shawn O'Donnell
122 128th Street Southeast
Everett, WA 98208

STATUTORY WARRANTY DEED

203452-LT

THE GRANTOR(S) TERRY E. BRAZAS and WENDY A. BRAZAS, husband and wife, for and in consideration of TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to SKAGIT FARMHOUSE LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated legal description: Ptn Gov. Lot 11 & ptn NE ¼ SW ¼, 7-34-3 E W.M.

Tax Parcel Numbers / Property ID: 340307-0-020-0204 / P21184, 3403070-0-020-0105 / P21183, 340208-0-020-0006 / P21182, and 340307-3-002-0002 / P21199

PARCEL "A":

That portion of the Northeast 1/4 of the Southwest 1/4 of Section 7, Township 34 North, Range 3 East, W.M., lying Southerly of State Highway No. 1; EXCEPT that portion condemned in Skagit County Superior Court Cause No. 31675 for State Highway

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Government Lot 11 in Section 7, Township 34 North,, Range3 East, W.M., EXCEPT that portion lying North of the South right-of-way line of State Highway No. 536 as conveyed to the State of Washington by deed dated August 2, 1938 and recorded November 5, 1938 in Volume 175 of Deeds, page 568, under Auditor's File No. 307273, EXCEPT that portion condemned by the State of Washington for State Highway No. 536 by Decree of Appropriation in Skagit County Superior Court Cause No. 31675, AND EXCEPT the East 650 feet thereof. Situate in the County of Skagit, State of Washington.

PARCEL "C":

The East 400 feet of Government Lot 11 in Section 7, Township 34 North, Range 3 East, W.M.; EXCEPT that portion thereof lying North of the South right of way line of State Highway No. 536, as conveyed to the State of

LPB 10-05(i)
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-337

Jan 28 2022

Amount Paid \$45395.00
Skagit County Treasurer
By Lena Thompson Deputy

Washington by deed dated August 2, 1938, and recorded November 5, 1938, in Volume 175 of Deeds, page 568, under Auditor's File No. 307273 and EXCEPT LaConner-Whitney Road and ALSO EXCEPT that portion thereof condemned by the State of Washington for Highway No. 536 by Decree of Appropriation in Skagit County Superior Court Cause No. 31675.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The West 250 feet of the East 650 feet of that portion of Government Lot 11 in Section 7, Township 34 North, Range 3 East, W.M., lying Southerly of that parcel condemned by the State of Washington for State Highway No. 536 by Decree of Appropriation in Skagit County Superior Court Cause No. 31675.

Situate in the County of Skagit, State of Washington.

Subject to Easements, restrictions, reservations, covenants and conditions of record, including, but not limited to the following references in the public records:

1. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: City of Anacortes
Purpose: Water main, together with right of ingress and egress
Dated: November 14, 1930
Recorded: January 14, 1931
Auditor's File No.: 240245, Volume 156 of Deeds, page 421

By an instrument dated February 3, 1931 and recorded May 2, 1931 under Auditor's File No. 243029 in Volume 157 of Deeds, page 455, said easement was modified to provide that the pipes and mains involved should be at least 18 inches under the surface instead of 24 inches.

2. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Power and Light Company
Purpose: 3 anchor guys and appurtenances
Area Affected: Exact location not disclosed on the record; being described as "as surveyed and staked and agreed upon" and being further described as being located along the North line of the subject property
Recorded: June 8, 1954
Auditor's File No.: 502496

3. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Purpose: Oil pipe line
Dated: July 22, 1954
Recorded: December 8, 1954
Auditor's File No.: 510272

4. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Trans Mountain Oil Pipe Line Corporation
Purpose: Pipe line
Area Affected: A 50 foot wide strip of land the exact location undisclosed on the record
Dated: July 13, 1954
Recorded: February 1, 1955
Auditor's File No.: 512592

5. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Cascade Natural Gas Corporation, a corporation

- Purpose: Pipe line
 Dated: September 19, 1965
 Recorded: October 20, 1956
 Auditor's File No.: 543536
6. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
 Grantee: Olympic Pipe Line Company, a corporation
 Purpose: Pipe line
 Dated: April 30, 1964
 Recorded: June 1, 1964
 Auditor's File No.: 651635
7. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES:
 For: Oil pipe lines
 In Favor Of: Olympic Pipeline Company
 Recorded: June 30, 1964
 Auditor's No.: 652585
 Affects: A strip of land the exact width of which is not disclosed the route of which is described as follows:
 Beginning at a point on the West line of the Walter C. and Mildred T. Nelles property; said property being that part of Lot 10, Section 7, Township 36 North, Range 3 East, W.M., Skagit County, Washington, lying South of Washington State Highway No. 1, also known as Memorial Highway, excepting therefrom rights-of-way for highway and roads, as described in Statutory Warranty Deed No. 442196, Volume 238, page 13, of the records of Skagit County, Washington; said West line also being the East right-of-way line of LaConner and Samish Road, said point being located 155.6 feet South along said line from the center line of said Washington State Highway No. 1; thence South 7524' East parallel to and 150 feet Southerly of said center line of said Washington State Highway No. 1 a distance of 531 feet to a point; thence North 6006' East a distance of 243 feet to a point on the North line of said property, said North line also being the Southerly right-of-way line of said Washington State Highway No. 1, said point being located 736 feet Easterly along said line from the Northwest corner of said property.
8. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:
 Grantee: Olympic Pipe Line Company, a corporation
 Purpose: Gate valve equipment
 Dated: October 16, 1964
 Recorded: October 29, 1964
 Auditor's File No.: 657780
9. LIMITATION OF ACCESS AND THE TERMS AND CONDITIONS THEREOF:
 Condemnation by the State of Washington of right of access to State Highway and of light, view and air, by decree entered February 26, 1971 in Skagit County Superior Court Cause No. 31675.
10. Relinquishment of rights of ingress and egress, if any, (including all existing future or potential easements of access, light, view and air) to, from and between said SR 536 and the remainder of the property, in favor of the State of Washington as contained in Judgment filed August 6, 1971 in Skagit County Superior Court Cause No. 31913.
11. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
 Between: State of Washington
 And: Olympic Pipe Line Company
 Recorded: March 25, 1975
 Auditor's File No.: 835601
12. EASEMENT, INCLUDING TERMS AND CONDITIONS THEREOF, GRANTED BY INSTRUMENT:

Recorded: October 30, 1979
Auditor's No.: 7910300005
In Favor Of: Puget Sound Power & Light Company
For: Electric transmission and/or distribution line, together with necessary appurtenances
Affects: Being located on the above described property beginning on the East line (which is also the West line of the LaConner-Whitney Road) at a point that is approximately 220 feet South of the intersection of the West line of said LaConner-Whitney Road and the South line of SR-20; thence North 58 West a distance of approximately 334 feet to its terminus.

13. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Dick South and Chris L. Hausen, as Trustees
Purpose: Ingress, egress and utilities
Area Affected: Over, across, and under the South 60 feet of said premises
Recorded: February 13, 1986
Auditor's File No.: 8602130088

14. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Chris S. Knudson and Marilyn Knudson, husband and wife
Purpose: Ingress, egress and utilities
Area Affected: Over, across, and under the South 60 feet of Parcel "B"
Recorded: February 13, 1986
Auditor's File No.: 8602130086

15. ASSESSMENTS OR CHARGES AND LIABILITY TO FURTHER ASSESSMENTS OR CHARGES, INCLUDING THE TERMS, COVENANTS, AND PROVISIONS THEREOF, DISCLOSED IN INSTRUMENT:

Recorded: June 15, 1994
Auditor's No.: 9406150040
Imposed By: Dike District #12

Dated: January 25, 2022

Terry E. Brazas
Terry E. Brazas
Wendy A. Brazas
Wendy A. Brazas

Accepted and approved as to form:

SKAGIT FARMHOUSE LLC, a Washington limited liability company

by: see attached
Shawn O'Donnell
Managing Member

State of Washington
County of Skagit

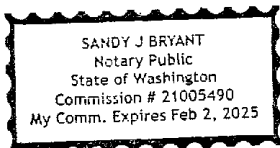
This record was acknowledged before me on (date) 01/25/2022 by (name(s) of individual(s)) Terry E. Brazas
Wendy A. Brazas

(Stamp)

[Signature]
(Signature of notary public)

Notary Public

My commission expires: 2/21/2025
(date)



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Imposed By: Dike District #12

Dated: January 25, 2021- 2022

Terry E. Brazas

Wendy A. Brazas

See previous page

Accepted and approved as to form:

SKAGIT FARMHOUSE LLC, a Washington limited liability company

by: *Shawn O'Donnell*
Shawn O'Donnell
Managing Member

State of _____
County of _____

This record was acknowledged before me on (date) by (name(s) of individuals).

(Stamp)

(Signature of notary public)

Notary Public

My commission expires: _____
(date)