

202409200033

09/20/2024 10:23 AM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor, WA

When recorded return to:

Lori Miller
BPLKD Miller LLC
801 Harbor Circle
Anchorage, AK 99515

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242238

Sep 20 2024

Amount Paid \$13389.00
Skagit County Treasurer
By Kaylee Oudman Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

CHICAGO TITLE
620056730

Escrow No.: 620056730

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karen A. Beckner, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys and warrants to BPLKD Miller LLC, a South Dakota limited liability company

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN BLK 55, PLAT OF THE TOWN OF MONTBORNE

Tax Parcel Number(s): P74711 / 4135-055-900-0203

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

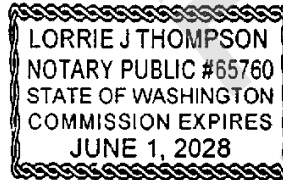
STATUTORY WARRANTY DEED
(continued)Dated: 14B
9/18/2024Karen A. Beckner
Karen A. BecknerState of Washington
County of SKagitThis record was acknowledged before me on September 18, 2024 by Karen A. Beckner.Lorrie J Thompson
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 6-1-2028

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P74711 / 4135-055-900-0203

PARCEL A:

ALL THAT PORTION OF BLOCK 55, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 1, BLOCK 43 OF SAID PLAT OF THE TOWN OF MONTBORNE;
THENCE NORTH 47°25'45" EAST ALONG A PROJECTION OF THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 50.22 FEET;
THENCE SOUTH 37°10'00" EAST PARALLEL TO THE EASTERLY LINE OF SAID BLOCK 43 AND ALONG THE ORIGINAL CENTERLINE OF THE NORTHERN PACIFIC RAILROAD A DISTANCE OF 369.99 FEET TO A POINT OF CURVATURE IN SAID CENTERLINE;
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1,146.28 FEET, THROUGH A CENTRAL ANGLE OF 9°50'39" AN ARC DISTANCE OF 196.95 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°07'25" AN ARC DISTANCE OF 82.50 FEET;
THENCE SOUTH 66°40'00" WEST 82 FEET, MORE OR LESS, TO THE SHORELINE OF BIG LAKE;
THENCE NORTHWESTERLY ALONG SAID SHORELINE 74 FEET, MORE OR LESS, TO A POINT WHICH IS SOUTH 60°46'02" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 60°46'02" EAST 92 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING;

PARCEL A1:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROAD PURPOSES OVER AND ACROSS THAT CERTAIN 20 FOOT STRIP OF LAND LYING NORTHERLY OF THE NORTH LINE OF THE ABOVE DESCRIBED MAIN TRACT, AS GRANTED AND REFERRED TO IN DEED DATED AUGUST 20, 1965 AND RECORDED SEPTEMBER 15, 1971, UNDER AUDITOR'S FILE NO. 758080, RECORDS OF SKAGIT COUNTY, WASHINGTON.

PARCEL B:

TOGETHER WITH THAT PORTION OF THE 100 FOOT WIDE RAILROAD RIGHT OF WAY, COMMONLY KNOWN AS THE NORTHERN PACIFIC RAILWAY (AND ORIGINALLY CONVEYED TO THE SEATTLE LAKE SHORE AND EASTERN RAILWAY) LYING BETWEEN THE EASTERLY EXTENSIONS OF THE NORTHERLY AND SOUTHERLY LINES OF THAT PORTION OF BLOCK 55, PLAT OF THE TOWN OF MONTBORNE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 80, RECORDS OF SKAGIT COUNTY, WASHINGTON, CONVEYED TO KATHLEEN ANN WILSON, ET AL, BY DEED RECORDED UNDER RECORDING NO. 8910200079, RECORDS OF SKAGIT COUNTY, WASHINGTON, AND WESTERLY OF THE CENTERLINE OF SAID RIGHT OF WAY;

EXCEPT THOSE PORTIONS THEREOF, IF ANY, CONVEYED TO SYLVIA JENSEN TO THE SOUTH BY AN UNRECORDED DEED DATED MAY 27, 1977 AND TO ROBERT G. MILLER TO THE

EXHIBIT "A"
Legal Description
(continued)

NORTH BY A DEED RECORDED UNDER AUDITOR'S FILE NO. 844525, RECORDS OF SKAGIT COUNTY, WASHINGTON;

AND EXCEPT THOSE PORTIONS THEREOF, IF ANY, CONVEYED TO HELMER LOY, ET UX, BY AUDITOR'S FILE NO. 8403200053 AND QUIETED IN HELMER LOY, ET UX, BY DECREE ENTERED NOVEMBER 8, 1988 IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 87-2-00748-3.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

COMMENCING at the Northeasterly corner of Lot 1, Block 43 of the Plat of the Town of Montborne, recorded in Volume 2 of Plats, at Page 80 records of Skagit County, Washington; thence North 47° 25' 45" East along a projection of the Northerly line of said Lot 1, a distance of 50.22 feet; thence South 37° 10' 00" East parallel with the Easterly line of said Block 43 and along the original centerline of the Northern Pacific Railroad, a distance of 369.99 feet to a point of curvature in said centerline; thence Southerly along the arc of said curve to the right having a radius of 1,146.28 feet, through a central angle of 9° 50' 39" an arc distance of 196.95 feet; thence continuing along the arc of Said curve through a central angle of 4° 07' 25", an arc distance of 82.50 feet to the Southeasterly corner of that tract of land conveyed to F. James Beckner and Karen A. Beckner by deed filed under Skagit County Auditors File No. 200506100088; thence South 66° 07' 29" West along the Southeasterly line of said Beckner tract, a distance of 25.95 feet to a point on the 1860.08 foot radius Southwesterly concaved curve of the Southwesterly right of way line of the newer Northern Pacific Railway right of way; thence Southeasterly along the arc of said Northern Pacific Railway right of way curve through a central angle of 00° 08' 50", and an arc distance of 4.78 feet, thence South 63° 51' 49" West, a distance of 3.87 feet to the point of beginning of this description; thence continuing South 63° 51' 49" West, a distance of 3.76 feet; thence South 74° 59' 00" West, a distance of 16.68 feet; thence South 61° 06' 52" West, a distance of 18.95 feet; thence North 81° 43' 49" West, a distance of 8.28 feet to a point on the Southeasterly line of said Beckner tract Which is 82.02 feet Southwesterly of the Southeasterly corner of the Beckner tract; thence North 66° 07' 29" East along said Southeasterly line, a distance of 51.60 feet; thence South 29° 48' 49" East, a distance of 4.96 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

EXHIBIT "B"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on the Plat of the Town of Montborne:

Recording No: Volume 2, Page 80
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line
Recording Date: May 7, 1990
Recording No.: 9005070085
Affects: Said premises
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Skagit County Sewer District No. 2
Purpose: Sanitary Sewers
Recording Date: July 31, 1979
Recording No.: 7907310013
Affects: Said premises
4. Right, title and interest of Skagit County in and to mineral reservations in Government Lot 6, under Tax Deed issues out of foreclosure for unpaid delinquent taxes, Tax Foreclosure Suite No. T.J. 606 1/2

Recording Date: May 9, 1932
Recording No.: 250526
5. Road Maintenance Agreement and the terms and conditions thereof:

Recording Date: January 5, 1993
Recording No.: 9301050104
6. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

EXHIBIT "B"**Exceptions
(continued)**

Recording Date: September 2, 1994
Recording No.: 9409020048

7. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 201910110055

8. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SURVEY:

Recording No: 202104130042

9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 202408130058

10. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

11. Notice of claim to severed mineral interest, including the terms, covenants and provisions thereof

Recording Date: December 16, 2002
Recording No.: 200212160018

EXHIBIT "B"**Exceptions
(continued)**

12. Terms and conditions of decree filed December 24, 2015 under Superior Court Cause No. 12-2-00510-1 records of Skagit County, Washington.
And recorded:

Recording Date: August 1, 2019
Recording No.: 201908010018

13. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

14. City, county or local improvement district assessments, if any.