



201704040046

Skagit County Auditor

\$78.00

4/4/2017 Page

1 of

6 11:48AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171351

APR 04 2017

AFTER RECORDING, RETURN TO:
FURLONG & BUTLER

ATTORNEYS

825 Cleveland Avenue
Mount Vernon Washington 98273

Amount Paid \$0
Skagit Co. Treasurer
By *MF* Deputy

STATUTORY WARRANTY DEED

Grantor: KEVIN P. WELCH and JENNY L. WELCH, husband and wife

Grantee: SCHUSSBOOMER HOLDINGS, LLC, a Washington limited liability company

Reference Number(s) of Documents assigned or released: N/A

Assessor's Parcel/Tax I.D. Numbers: P32576

Abbreviated Legal: Ptn of NW, Section 35, Township 35 North, Range 1 E, W.M.

THE GRANTOR, KEVIN P. WELCH and JENNY L. WELCH, husband and wife, for and in consideration of no monetary consideration, and for a mere change in identity, conveys and warrants to **GRANTEE, SCHUSSBOOMER HOLDINGS, LLC**, a Washington limited liability company, the following described real property:

All that portion of the Northwest Quarter of the Northwest Quarter of Section 35, Township 35 North, Range 1 East, W.M., records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Northwest corner of Section 35, in the Auditor's Office of said County and State; Thence North 89 degrees 15'03" East, along the North line of said Section 35 for a distance of 1,319.69 feet, more or less, to the Northeast corner of the Northwest Quarter of said Northwest Quarter of Section 35;

Thence South 00 degrees 56'08" West, along the East line of said Northwest Quarter of the Northwest Quarter, for a distance of 534.92 feet to the most Northerly corner of that certain tract of land conveyed to Kevin P. Welch, as Trustee of the Welch Family Charitable CRUT, and Kevin P. Welch and Jenny LE. Welch, husband and wife by instrument dated May 6, 1999, and recorded under Auditor's File No. 9905070125, records of Skagit County, Washington;

Thence Southerly and Westerly, following the Westerly line of said Welch CRUT Tract for the following courses:

South 35 degrees 00'35" West for a distance of 234.99 feet;

South 20 degrees 30'45" West for a distance of 112.09 feet;

South 89 degrees 35'35" West for a distance of 81.64 feet;

South 00 degrees 56'08" West for a distance of 285.01 feet to the Southwest corner of said Welch CRUT Tract.

Thence North 89 degrees 35'35" East along the South line of said Welch CRUT Tract for a distance of 21.99 feet to the Northwest corner of that certain tract of land conveyed to Kevin P. Welch and Jenny Welch, husband and wife, by instrument dated December 19, 1995 and recorded under Auditor's File No. 9512290137, records of Skagit County, Washington;

Thence South 03 degrees 40'59" West along the West line of said Welch Tract for a distance of 120.79 feet to the most Northeasterly corner of Lot 38, PLAT OF THE POINT DIV. NO. 3, as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, records of Skagit County, Washington;

Thence North 68 degrees 13'31" West, continuing along said most Northerly line of said Lot 38 for a distance of 22.31 feet;

Thence North 85 degrees 13'37" West, continuing along said most Northerly line for a distance of 68.92 feet;

Thence South 85 degrees 54'47" West, continuing along said most Northerly line for a distance of 88.21 feet;

Thence South 51 degrees 04'22" West, continuing along the most Northwesterly line of said Lot 38 for a distance of 166.06 feet to the most Northerly corner of Lot 36, said PLAT OF THE POINT DIV. NO. 3;

Thence South 50 degrees 44'21" West along the most Northwesterly line of said Lot 36 for a distance of 23.52 feet, said point being the most Easterly corner of a tract conveyed to Jay J. Lund as recorded November 1, 1999 under Auditor's File No. 199911010172;

Thence Northerly and Westerly along the Easterly and Northerly lines of said Lund Tract, the following courses and distances:

North 40 degrees 21'05" West for a distance of 102.80 feet;

North 03 degrees 27'30" West for a distance of 289.16 feet;

North 75 degrees 52'50" West for a distance of 564.32 feet;

South 80 degrees 37'47" West for a distance of 130.28 feet to the West line of said North Half of the Northwest Quarter of Section 35;

Thence North 01 degrees 20'28" East along said West line for a distance of 849.25 feet, more or less, to the point of beginning,

UNRECORDED

TOGETHER WITH, a non-exclusive easement for ingress, egress and utilities over, under and across the following described Easements 1 through 4:

Easement No. 1:

All of Tract "A" as shown on the face of the Plat of "THE POINTE DIV. NO. 2", as per plat recorded in Volume 14 of Plats, pages 50 and 51, records of Skagit County, Washington.

Easement No. 2:

All of San Juan Blvd., Spinnaker Land and Tract "A" as shown on the face of the Plat of "THE POINTE DIV. NO. 3", as per plat recorded in Volume 14 of Plats, pages 151, 152 and 153, records of Skagit County, Washington.

Easement No. 3:

A 60.00 foot wide strip of land being a portion of the Northwest Quarter of the Northwest Quarter and of the Southwest Quarter of the Northwest Quarter, all of Section 35, Township 35 North, Range 1 East, W.M., said strip lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of the North Half of the Northwest Quarter of Section 35, as said point is shown on Short Plat No. 10-89, recorded August 2, 1989 in Book 8 of Short Plats at page 150, in the Auditor's Office of Skagit County, Washington.

Thence North 89 degrees 35'35" East along said South line of said North Half, for a distance of 348.48 feet to the Southwest corner of the East 980 feet of the Northwest Quarter of the Northwest Quarter of Section 35;

Thence North 00 degrees 56'08" East along the West line of said East 980 feet for a distance of

200.06 feet to the Northwest corner of the South 200 feet of said East 980 feet;

Thence North 89 degrees 35'35" East along said North line of said South 200 feet for a distance of 518.71 feet to the true point of beginning of said centerline;

Thence South 42 degrees 54'48" West for a distance of 15.78 feet; Thence South 56 degrees 09'43" West for a distance of 565.09 feet; Thence South 59 degrees 55'58" West for a distance of 141.20 feet; Thence South 43 degrees 14'41" West for a distance of 191.46 feet; Thence South 15 degrees 13'57" West for a distance of 113.49 feet; Thence South 20 degrees 38'36" West for a distance of 144.66 feet;

Thence South 03 degrees 31'13" West for a distance of 173.69 feet to the point of curvature of a curve to the right, said curve having a radius of 200.00 feet;

Thence Southerly, following said curve to the right through a central angle of 44 degrees 14'10" for an arc distance of 154.41 feet to the end of said curve;

Thence South 40 degrees 42'58" East for a distance of 64.09 feet to the point of curvature of a curve to the left, said curve having a radius of 240.00 feet;

Thence Southeasterly, following said curve to the left through a central angle of 09 degrees 27'28" for an arc distance of 39.62 feet to a point of reverse curvature and the beginning of a curve to the right, said curve having a radius of 400.00 feet;

Thence Southeasterly, following said curve to the right through a central angle of 02 degrees 30'45" for an arc distance of 17.54 feet to the end of said centerline, said point lying at a monument marking the Northwesterly end of the centerline of San Juan Boulevard, as said street is shown on "PLAT OF THE POINTE DIV. 3", as per Plat recorded in Volume 14 of Plats, pages 151, 152 and 153, under Auditor's file No. 9011050014, records of Skagit County, Washington. The margins of said 60.00 foot wide strip of land are to be lengthened or shortened to intersect with the North line of the South 200 feet and with the Westerly boundary of said "PLAT OF THE POINTE DIV. NO. 3",

EXCEPT that portion lying within the main tract above described.

Situated in Skagit County, Washington.

Easement No. 4:

A 60.00 foot wide strip of land, being a portion of the Northwest Quarter of the Northwest Quarter of Section 35, township 35 North, Range 1 East, W.M., said strip lying 30.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of the North Half of the Northwest Quarter of said Section 35, as said point is shown on Short Plat No. 10-89, recorded August 2, 1989 in Book 8 of Short Plats at page 150, in Auditor's Office of Skagit County, Washington;

Thence North 89 degrees 35'35" East, along the South line of said North Half, for a distance of 348.48 feet to the Southwest corner of the East 980 feet of the Northwest Quarter of the Northwest Quarter of Section 35;

Thence North 00 degrees 56'08" East along the West line of said East 980 feet for a distance of 200.06 feet to the Northwest corner of the South 200 feet of the East 980 feet;

Thence North 89 degrees 35'35" East along said North line of said South 200 feet for a distance 518.71 feet;

Thence North 42 degrees 54'48" East for a distance of 115.93 feet;

Thence North 36 degrees 22'12" East for a distance of 50.21 feet to the point of curvature of a curve to the right, said curve having a radius of 127.43 feet;

Thence Northeasterly, following said curve to the right through a central angle of 34 degrees 46'10" for an arc distance of 77.33 feet to the end of said curve.

Thence North 71 degrees 25'42" East for a distance of 45.63 feet to the true point of beginning of said centerline, said point lying on said West line of the East 250.80 feet of said Northwest Quarter of the Northwest Quarter;

Thence continuing North 71 degrees 25'42" East for a distance of 43.52 feet;

Thence North 44 degrees 42'23" East for a distance of 47.69 feet;

Thence North 12 degrees 47'01" West for a distance 56.01 feet to the end of said centerline, said point lying on said North line of the South 481.26 feet of said Northwest Quarter of the Northwest Quarter.

The margins of said 60.00 foot wide strip of land are to be lengthened or shortened to intersect with the West line of the East 250.80 feet of said Northwest Quarter of the Northwest Quarter and with the North line of the South 481.26 feet to said Northwest Quarter of the Northwest Quarter.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities over, under and across the North 80 feet of the North Half of the South Half of the Northwest Quarter of the Northeast Quarter of Section 35, Township 35 North, Range 1 East, W. M.

Situated in Skagit County, Washington.

GRANTORS:

By: [Signature]
KEVIN P. WELCH

[Signature]
JENNY L. WELCH

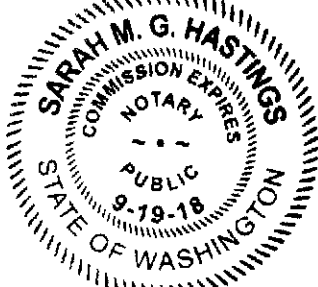
Date 3-30-2017

Date 3/30/2017

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Kevin P. Welch known to me to be the individual who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 30th day of March, 2017.



[Signature]
Printed Name: Sarah MG Hastings
Notary Public in and for the state of
Washington, residing at Sedro Woolley
My commission expires: 09/19/2018

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this day personally appeared before me Jenny L. Welch known to me to be the individual who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 30th day of March, 2017.



[Signature]
Printed Name: Sarah MG Hastings
Notary Public in and for the state of
Washington, residing at Sedro Woolley
My commission expires: 09/19/2018