

202002270076

02/27/2020 01:01 PM Pages: 1 of 8 Fees: \$110.50
Skagit County Auditor, WA

201912200143

12/20/2019 03:26 PM Pages: 1 of 7 Fees: \$109.50
Skagit County Auditor, WA

When recorded return to:
Caron Caruso
Naked Land LLC
1106 2nd St #851
Encinitas, CA 92024

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620040744

DOCUMENT TITLE(S)

Statutory Warranty Deed

Re Record

CHICAGO TITLE
620040744

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

George N Thomas and Helen A Thomas a married couple

☐ Additional names on page _____ of document

AF # 201912170095

AF # 201912200143

GRANTEE(S)

Naked Land LLC

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

SW NW 01-35-01

Complete legal description is on page _____ of document

TAX PARCEL NUMBER(S)

P31107

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.018 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

201912200143
12/20/2019 03:26 PM Page 2 of 7

201912170095
12/17/2019 01:35 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor, WA

202002270076
02/27/2020 01:01 PM Page 2 of 8

When recorded return to:
Naken Land, LLC
1106 2nd St #851
Encinitas, CA 92024

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Marissa Guerrero
Affidavit No. 2020-715
Date 02/27/2020

Re record to correct Legal

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON
425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620040744

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-5434
Dec 17 2019
Amount Paid \$361.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE
620040744

STATUTORY WARRANTY DEED

THE GRANTOR(S) George N. Thomas and Helen A. Thomas, a married couple
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Naked Land LLC

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.)

SW NW 01-35-01

Tax Parcel Number(s): P31107

Subject to:

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

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Heather Beauvais
Affidavit No. 2019-5510
Date 12/20/2019

STATUTORY WARRANTY DEED
(continued)

Dated: December 16, 2019

George N. Thomas by Helen A. Thomas

George N. Thomas

as attorney in fact.

by

George N. Thomas by Helen A. Thomas as attorney in fact

Helen A. Thomas,

Helen A. Thomas

State of WashingtonCounty of King

I certify that I know or have satisfactory evidence that

Helen A. Thomas

(is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-16-2019Diane L. Haugsvaer
Name: Diane L. Haugsvaer
Notary Public in and for the State of WA
Residing at: Seattle, WA
My appointment expires: 07-13-2021

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of King

I certify that I know or have satisfactory evidence that Helen A Thomas is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for George N. Thomas and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-16-2019
Diane L. Haugsvær
Name: Diane L. Haugsvær
Notary Public in and for the State of WA
Residing at: Seattle, WA
My appointment expires: 07-13-2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P31107

~~The South half of the North two thirds of the following described tract:~~

~~The Southwest quarter of the Northwest quarter of Section 1, Township 35 North, Range 1 East of the Willamette Meridian.~~

~~Except the East 30 acres thereof.~~

~~And except roads.~~

~~Situate in the County of Skagit, State of Washington:~~

See Exhibit "B"

EXHIBIT "B"
Exceptions

1. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
2. 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.
3. City, county or local improvement district assessments, if any.

EXHIBIT "B" LEGAL DESCRIPTION

Order No.: 620040744

For APN/Parcel ID(s): P31107

The South half of the North two thirds of the following described tract:

The Southwest quarter of the Northwest quarter of Section 1, Township 35 North, Range 1 East of the Willamette Meridian.

Except the East 30 acres thereof;

And except the West 20 feet thereof pursuant to Decree entered in Skagit County Superior Court Cause No. 01-2-00826-1 and recorded under recording no. 200209270064 records of Skagit County, Washington;

And except roads.

Situate in the County of Skagit, State of Washington.

**STATE OF WASHINGTON
COUNTY OF SKAGIT COUNTY } ss**

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 25th day of February, 2020.

Sandra Perkins
Auditor*Paula Guala*
Deputy Auditor

EXHIBIT "C" LEGAL DESCRIPTION

Order No.: 620040744

For APN/Parcel ID(s): P31107

The South half of the North two thirds of the following described tract:

The Southwest quarter of the Northwest quarter of Section 1, Township 35 North, Range 1 East of the Willamette Meridian.

Except the East 30 acres thereof;

And except the West 20 feet thereof pursuant to Decree entered in Skagit County Superior Court Cause No. 01-2-00826-1 and recorded under recording no. 200209270064 records of Skagit County, Washington;

And except roads.

TOGETHER WITH an easement for right of way over the East 20 feet of the South 1/3 of the following described tract:

Being the Southwest 1/4 of the Northwest 1/4 of Section 1, Township 35 North, Range 1 East W.M., Except the East 30 acres thereof, and Except County Road, commonly known as Edens Road.

Situate in the County of Skagit, State of Washington.