

When recorded return to:
Mr. and Mrs. James L. Berna
425 Yakima Place
LaConner, WA 98257



201507170065

Skagit County Auditor
7/17/2015 Page

1 of

\$73.00
2 11:39AM

Filed for Record at Request of
Land Title & Escrow
Escrow Number: 152454-OAE ✓

Grantor: Siegfried Poppe and Irmgard Poppe Living Trust

Grantee: James L. Berna and Jeanie B. Berna ✓

Tax Parcel Number(s): P48026/360322-1-001-3109

Abbreviated Legal: Ptn NE 1/4, 22-36-3 E W.M. (Aka Tr. 51, Colony Mountain).

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR(S) SIEGFRIED POPPE AND IRMGARD POPPE, TRUSTEES OF THE SIEGFRIED POPPE AND IRMGARD POPPE LIVING TRUST, DATED DECEMBER 18, 2006 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **JAMES BERNA AND JEANIE BERNA, HUSBAND AND WIFE GRANTEE(S)** the following described real estate, situated in the County of Skagit, State of Washington

A tract of land in the Northeast ¼ of Section 22, Township 36 North, Range 3 East W.M., described as follows:

Beginning at the Northeast corner of said Section 22;
thence North 88°20'54" West along the Northerly line of said Section 22, a distance of 205.00 feet;
thence South 49°28'39" West, 692.92 feet to an intersection with a curve having a radius of 985 feet, the center of which curve bears North 70°22'00" East;
thence Southeasterly along said curve to the left through a central angle of 8°58'00", an arc distance of 154.15 feet;
thence North 68°32'21" East, 179.89 feet;
thence South 16°35'47" East, 6.50 feet;
thence North 73°27'18" East, 46.50 feet;
thence North 16°35'47" West, 10.50 feet;
thence North 68°32'21" East, 497.51 feet to the Easterly line of said Section 22,
thence North 00°55'15" West along said Easterly line 320.00 feet to the Point of Beginning. (Also known as Revised Tract 51 of Colony Mountain, an unrecorded plat).

Situate in the County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 152454-OAE.

Date July 13, 2015

Siegfried Poppe and Irmgard Poppe Living Trust

By: Siegfried Poppe, Trustee

By: Irmgard Poppe, Trustee

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Siegfried Poppe and Irmgard Poppe
signed this instrument, on oath stated that They are
authorized to execute the instrument and acknowledged it as the Trustees
of Siefgreid Poppe and Irmgard Poppe Living Trust to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 7-17-15



[Signature]
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 10/01/18

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2772
JUL 17 2015

Amount Paid \$ 16,915.00
Skagit Co. Treasurer
By HB Deputy