

AFTER RECORDING MAIL TO

Harker Group Limited, LLC
PO Box 100
LaConner WA 98257

201806040053
06/04/2018 10:21 AM Pages: 1 of 2 Fees: \$75.00
Skagit County Auditor

**Statutory Warranty Deed
(FULFILLMENT)**

THE GRANTOR Richard N. Steegstra and June L. Steegstra, husband and wife for and in consideration of **ten dollars and other valuable consideration** in hand paid, conveys and warrants to **HARKER GROUP LIMITED, LLC** the following described real estate, situated in the County of **Skagit**, State of **Washington**.

GUARDIAN NORTHWEST TITLE CO.

Section 31, Township 34 North, Range 3 East, NW SE

A115873

Tax Parcel Number: P22991, 340331-0-021-0013, P22989, 340331-0-020-0006

For Full Legal See Attached Exhibit "A"

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 23, 2011, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract. Recording # 201107050141

Real Estate Excise Tax was paid on this sale or stamped exempt on No. 1985

Dated 5/25/18

Richard N. Steegstra
Richard N. Steegstra

fulfillment
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
\$14,771.00
PAID JUN 04 2018
Amount Paid \$
By *June L. Steegstra*
June L. Steegstra

State of Washington }
County of Skagit } SS:

EDWINA A. CARR
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
FEBRUARY 9, 2019

On this day personally appeared and sworn before me Richard N. Steegstra and June L. Steegstra I certify that I know or have satisfactory evidence that they are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 5/25/18

[Signature]
Notary Public in and for the State of Washington WW
Residing at Anacortes
My appointment expires: 2/9/19

Order No:

EXHIBIT "A"

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision, which bears South $89^{\circ}33'20''$ West along said North line of said subdivision, a distance of 516.14 feet from the Northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $0^{\circ}18'04''$ East along a line which is parallel to and 516.14 feet West of the East line of said subdivision, a distance of 20.00 feet, to a point on the South right-of-way line of that certain County road known as the Chilberg Road No. 66, and which point is the true point of beginning of this description; thence continuing South $0^{\circ}18'04''$ East a distance of 435.00 feet; thence South $89^{\circ}33'20''$ West a distance of 93.86 feet; thence North $0^{\circ}18'04''$ West a distance of 435.00 feet to a point on the said South right-of-way line of said County road; thence North $89^{\circ}33'20''$ East along the said South right-of-way line of said County road, a distance of 93.86 feet to the true point of beginning.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision which point bears South $89^{\circ}33'20''$ West along said North line of said subdivision, a distance of 610.00 feet from the Northeast corner of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$; thence South $0^{\circ}18'04''$ East along a line which is parallel to and 610.00 feet West of the East line of said subdivision, a distance of 20.00 feet; to a point on the South right-of-way line of that certain County road known as Chilberg Road No. 66, and which point is the true point of beginning of this description; thence continuing South $0^{\circ}18'04''$ East a distance of 435.00 feet; thence South $89^{\circ}33'20''$ West a distance of 170.47 feet; thence North $1^{\circ}10'50''$ East a distance of 204.91 feet; thence North $24^{\circ}07'40''$ West a distance of 251.44 feet to a point on said South right-of-way line of said County road; thence North $89^{\circ}33'20''$ East along the said South right-of-way line of said County road, a distance of 266.71 feet to the true point of beginning.