



**201903210063**

03/21/2019 03:38 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

Donald and Barbara Clasen  
PO Box 232  
Hobart, WA 98025

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-171309-OE ✓

*Land Title*

**Statutory Warranty Deed**

**THE GRANTOR SANDRA MARIE WALLBERG**, formerly known as Sandra Marie Bergquist, as Trustee of the **BERGQUIST TRUST**, DATED AUGUST 9, 1993 for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **DONALD CLASEN and BARBARA CLASEN**, a married couple the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal: Ptn Gov. Lot 3, 27-36-2 E W.M.

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s): **360227-0-002-0219, P47192**

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 and Escrow Company's Preliminary Commitment No. 01-171309-OE.

Dated **March 21, 2019**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

**201903210063**  
**MAR 21 2019**

Amount Paid \$ **7570.00**  
By *ME* Skagit Co. Treasurer Deputy

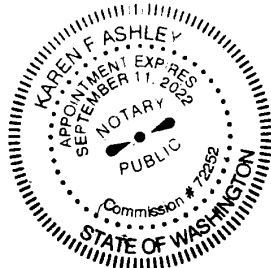
Sandra Marie Wallberg, as Trustee of The Bergquist  
Trust, dated August 9, 1993

Sandra Marie Wallberg Trust  
By: Sandra Marie Wallberg, Trustee

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sandra Marie Wallberg  
signed this instrument, on oath stated that he / she / they are authorized to execute  
the instrument and acknowledged it as the Trustee of The Bergquist Trust,  
Dated August 9, 1993 to be the free and voluntary act of such party for the uses and  
purposes mentioned in this instrument.

Dated: March 21, 2019



Karen Ashley  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2022

**EXHIBIT A**

That portion of the East 579 feet of that portion of Government Lot 3 in Section 27, Township 36 North, Range 2 East W.M., lying between the West line of said Government Lot and the West line of the "MAP OF THE TOWN OF SAMISH IN SAMISH ISLAND, WHATCOM COUNTY, W.T.", as per plat recorded in Volume 2 of Plats, page 71, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the West line of the above described tract with the meander line of Bellingham Bay;  
thence East along the meander line of Bellingham Bay to a point that is 100 feet East of said West line;  
thence South 200 feet;  
thence West 100 feet to said West line;  
thence North to the point of beginning.

TOGETHER WITH that portion of Tract A, Skagit County Short Plat No. 34-78, approved January 3, 1979, and recorded January 5, 1979, in Volume 3 of Short Plats, page 59, under Auditor's File No. 894251, records of Skagit County, Washington; being a portion of the Government Lot 3 of Section 27, Township 36 North, Range 2 East, W.M., described as follows:

Lying North and West of a line beginning at the Southwest corner of Lot A of said short plat;  
thence North 00°37'49" East (shown as North 00°05' East on said short plat) along the West line of said lot, a distance of 582.79 feet to the initial point of this line description;  
thence South 89°20'44" East parallel with the South line of said lot, a distance of 80.00 feet;  
thence North 23°34'55" East, a distance of 175.90 feet;  
thence North 00°37'49" East parallel with the West line of said lot, a distance of 114.76 feet to the North line of Government Lot 3, Section 27, Township 36 North, Range 2 East, W.M. and the terminal point of this line description.

TOGETHER WITH an easement for ingress, egress and utilities over, under and across the West 10 feet of the remainder of said Tract A.

ALSO TOGETHER WITH an easement for utilities over Wharf Road as reserved in instrument recorded September 16, 1998, under Auditor's File No. 9809160104.

ALSO TOGETHER WITH an easement for ingress and egress 10 feet in width as described and conveyed in instrument recorded July 8, 1998, under Auditor's File No. 9807080080.

Situate in the County of Skagit, State of Washington.