

AFTER RECORDING MAIL TO:

Simple Land Sales
1700 Aviara Pkwy, #131777
Carlsbad, CA 92013

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-174431-OE

Land Title and Escrow

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4639
Oct 23 2019
Amount Paid \$467.80
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR Harold Fritzvold Stenberg and Lori June Stenberg, as Trustees of the Harold and Lori Stenberg Living Trust, dated July 9, 2008, dated July 9, 2008 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SEAPORT ASSETS, INC., DBA SIMPLE LAND SALES, a California corporation the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Ptn Lots 127 & 128, Plate 1, Rancho San Juan Del Mar Div. 3.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3974-000-128-0003, P68325

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. 02-174431-OE.

Dated October 9, 2019

The Stenberg Living Trust

Harold F. Stenberg
By: Harold F. Stenberg, Trustee

Lori J. Stenberg
By: Lori J. Stenberg, Trustee

STATE OF ALASKA
COUNTY OF UNALEA

SS: Fritzvold June

I certify that I know or have satisfactory evidence that Harold K. Stenberg and Lori N. Stenberg is/are the person(s) who appeared before me, and said person(s) acknowledged he/she/they signed this instrument, on oath stated he/she/they is/are authorized to execute the instrument and acknowledged that as the Trustees of The Stenberg Living Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument. * the Harold and Lori Stenberg Living Trust, dated July 9, 2008.

Dated: October 10th, 2019

[Signature]



Notary Public in and for the State of Alaska
Residing Unalea, AK
My appointment expires:
Expires March 26, 2023

EXHIBIT "A"

That portion of Lot 128, Plate 1, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3," as per plat recorded in Volume 6 of Plats, pages 19 to 22, records of Skagit County, Washington, lying Northerly of the following described line, to wit:

Commencing at a point on the Easterly line of said Lot 128, 20 feet Northerly of the Southeasterly corner of said Lot 128, measured along the Easterly property line;
thence Westerly to a point 17.5 feet Northeasterly of the Southwesterly corner of said Lot 128, measured along the Westerly boundary line of said Lot 128.

ALSO, Lot 127, Plate 1, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 3," as per plat recorded in Volume 6 of Plats, pages 19 to 22, records of Skagit County, Washington, EXCEPT the following described tract:

Beginning at the Northeast corner of said Lot 127;
thence South 5°18' West along the East line of said Lot, 40.0 feet to the true point of beginning;
thence North 5°18' East along the East line of said Lot, 40.0 feet to the Northeast corner thereof;
thence South 76°45'40" West along the North line of said Lot, 104.41 feet to the Northwest corner thereof;
thence South 43°47' West along the Westerly line of said Lot, a distance of 48.0 feet;
thence Northeasterly in a straight line to the true point of beginning.

Situate in the County of Skagit, State of Washington.