



201912090112

12/09/2019 01:48 PM Pages: 1 of 5 Fees: \$107.50
Skagit County Auditor

When recorded return to:

Gateway Village, LLC
103 North Township Street
Sedro-Woolley, WA 98284

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-2608

THE GRANTOR(S) Howard Koozer and Barbara Koozer, a married couple, 1020 Hodgkin Street, Sedro-Woolley, WA 98284,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Gateway Village, LLC, a Limited Liability Company

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Portion of the SE SW of Sec. 23, Twp 35 N., R. 4 E. W.M.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P37206 & 350423-0-053-0004 & P37331 & 350423-3-013-0007

Dated: 11-25-19

Howard Koozer
Howard Koozer

Barbara Koozer
Barbara Koozer

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5318
DEC 09 2019

Amount Paid \$ 17,805.⁰⁰
Skagit Co. Treasurer
By *Marn* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2608-KH

Page 1 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Howard Koozer and Barbara Koozer is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 25th day of November, 2019



Signature

Notary
Title

My appointment expires: 1-7-23

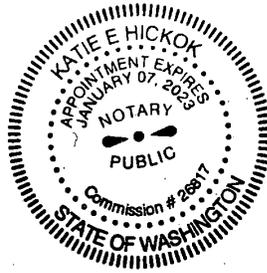


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 1010 & 1020 Hodgin Road, Sedro Woolley, WA 98284
Tax Parcel Number(s): P37206 & 350423-0-053-0004 & P37331 & 350423-3-013-0007

Property Description:

Parcel A:

The East half of the Southeast quarter of the Southwest quarter of Section 23, Township 35 North, Range 4 East, W.M., EXCEPT highway and railway rights of way, EXCEPT that portion of the South 20 feet thereof lying West of said highway, and EXCEPT the following described tracts:

1. Beginning at a point on the East line of said subdivision 325 feet North of the North line of the State Highway right of way; thence West 15 feet to the point of beginning of this description; thence West to the West line of said East half of the Southeast quarter of the Southwest quarter; thence North along the West line of said subdivision 528 feet; thence East to a point 15 feet West of the East line of said East half of the Southeast quarter of the Southwest quarter; thence South 528 feet to the point of beginning.
2. The South 6 acres of that portion of the East half of the Southeast quarter of the Southwest quarter, Section 23, Township 35 North, Range 4 East, W.M., lying North of the State Highway.
3. The West 25 feet thereof appropriated by Skagit County in Skagit County Superior Court Cause No. 33515 for drainage ditch.

Parcel B:

That portion of the East half of the Southeast quarter of the Southwest quarter of Section 23, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision 325 feet North of the North line of the State Highway right of way;

Thence West 15 feet to the point of beginning of this description;

Thence West to the West line of said East half of the Southeast quarter of the Southwest quarter; thence North along the West line of said subdivision, 528 feet; thence East to a point 15 feet West of the East line of said East half of the Southeast quarter of the Southwest quarter; thence South 528 feet to the point of beginning.

EXCEPT the West 25 feet thereof appropriated by Skagit County in Skagit County Superior Court Cause No. 33515 for drainage ditch.

EXHIBIT B

19-2608-KH

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey

Recorded: October 21, 1998

Auditor's No.: 9810210062

Affects: South line of subject property

2. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES AND ENCROACHMENTS, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Gateway Binding Site Plan

Recorded: May 19, 2003

Auditor's No.: 200305190183

Affects: East line of subject property

3. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Co.

Recorded: September 14, 1990

Auditor's No. 9009140077

Purpose: Electric line and related facilities

Area Affected: A 10-foot wide strip of the subject property

4. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED AGRICULTURAL LANDS BY Skagit COUNTY.

Executed By: Barbara J. Koozer

Recorded: October 11, 1996

Auditor's No.: 9610110065

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

5. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: October 8, 1996

Auditor's No.: 9610080026

Regarding: Special Use Permit for farmworker mobile home housing

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

6. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES

Statutory Warranty Deed

LPB 10-05

Order No.: 19-2608-KH

Page 4 of 5

STATED HEREIN AND INCIDENTAL PURPOSES.
For: To operate equipment and ingress and egress,
and other rights
In Favor of: Skagit County
Affects: 25-foot wide strip adjacent to appropriated
ditch
Condemned In: Skagit County Cause No. 33515 by Judgement
entered April 29, 1974 as to Parcels 1 and 2