

When recorded return to:
Lee H. Horswill
90 Fishing Alley
Eastsound, WA 98245

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-950

Mar 16 2020

Amount Paid \$8450.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620039467

CHICAGO TITLE
620039467

STATUTORY WARRANTY DEED

THE GRANTOR(S) Leonhard Steeger, a married man, as his separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lee H. Horswill, an unmarried person

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn SW1/4 SE1/4 & Govt Lot 4, STR 18-33N-4E

Tax Parcel Number(s): P16776 / 330418-3-024-0009

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: March 10, 2020

Leonhard Steeger
Leonhard Steeger

Verelena Ellen Steeger
Verelena Ellen Steeger

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Leonhard Steeger and Verelena Ellen Steeger are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 12, 2020

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Bellevue, WA
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P16776 / 330418-3-024-0009

PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and Government Lot 4, Section 18, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Southwest $\frac{1}{4}$ of said Section, which bears North 89°08' West a distance of 2,665.70 feet from the Southeast corner of said Section 18;
thence North 50°20'15" West a distance of 218.87 feet to a point on the North edge of the pavement of the old County Road across Kayton Slough;
thence North 1°35'45" East a distance of 18.59 feet to the North right-of-way line of the old County road alignment across Kayton Slough, which point is the true point of beginning;
thence continue North 1°35'45" East a distance of 156.18 feet;
thence South 87°52'15" East to the center line of Kayton Slough, so known and called;
thence follow the center line of said slough in a Southwesterly direction to a point which is South 1°35'45" West from the true point of beginning;
thence North 1°35'45" East to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and Government Lot 4, Section 18, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Southwest $\frac{1}{4}$ of said Section, which bears North 89°08' West a distance of 2,665.70 feet from the Southeast corner of said Section 18;
thence North 50°20'15" West a distance of 218.87 feet to a point on the North edge of the pavement of the old County road across Kayton Slough;
thence North 1°35'45" East a distance of 18.59 feet to the North right-of-way line of the old County road alignment across Kayton Slough, which point is the true point of beginning;
thence North 1°35'45" East a distance of 156.18 feet;
thence North 87°52'15" West a distance of 222 feet, more or less, to an intersection of right-of-way of County road;
thence follow right-of-way of said County road in a Southeasterly direction to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

EXHIBIT "A"
Legal Description
(continued)

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ and Government Lot 4, Section 18, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Southwest $\frac{1}{4}$ of said Section, which point bears North $89^{\circ}08'$ West a distance of 2,665.70 feet from the Southeast corner of Section 18;
thence North $50^{\circ}20'15''$ West a distance of 218.87 feet to a point on the North edge of the pavement of the old County road across Kayton Slough;
thence North $1^{\circ}35'45''$ East a distance of 174.77 feet;
thence North $87^{\circ}52'15''$ West a distance of 222 feet, more or less, to the Easterly line of the County road, said point being the true point of beginning of this description;
thence South $87^{\circ}52'15''$ East to the center of Kayton Slough;
thence follow the center line of Kayton Slough in a Northeasterly Direction to a point 100 feet North (as measured at right angles) from the last above described East and West course of this description;
thence North $87^{\circ}52'15''$ West along a line parallel to and 100 feet distant from said described East and West course, to the Easterly line of the County road;
thence Southeasterly along the County road to the true point of beginning.

EXCEPT from all of the above, all ditch and road rights-of-way.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Title Notification including the terms, covenants and provisions thereof
Recording Date: April 17, 2003
Recording No.: 200304170011
2. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof
Recording Date: April 17, 2003
Recording No.: 200304170012
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Utility systems
Recording Date: September 4, 2013
Recording No.: 201309040041
4. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
5. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:

"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

EXHIBIT "B"

Exceptions
(continued)

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.