

AFTER RECORDING MAIL TO:

**Nookachamps Forest LLC
PO Box 1234
Mount Vernon, WA 98273**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-177333-OE**

LAND TITLE AND ESCROW

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2020-1217

Apr 03 2020

Amount Paid \$4277.00

Skagit County Treasurer

By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTORS RICHARD ROOZEN and JAYNIE ROOZEN, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **NOOKACHAMPS FOREST LLC, a Washington limited liability company** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn Lot 2, SP No. 96-0091, AF #9703140080 (Ptn NW SW. 26-34-3).

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **340326-3-005-0303, P22795**

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. 01-177333-OE

Dated April 2, 2020

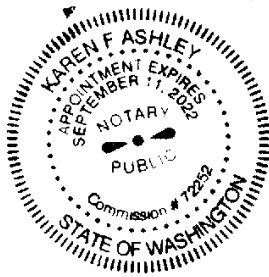
Richard Roozen
Richard Roozen

Jaynie Roozen
Jaynie Roozen

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Richard Roozen and Jaynie Roozen is / 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.

Dated: April 3rd 2020



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

Lot 2, Skagit County Short Plat No. 96-091 approved March 6, 1997 and recorded March 14, 1997 under Skagit County Auditor's File No. 9703140080, being a portion of the Northwest ¼ of the Southwest ¼ of Section 26, Township 34 North, Range 3 East, W.M.

EXCEPT that portion of said Lot 2 being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1 of said Skagit County Short Plat No. 96-091, also being a Northwest corner of Lot 2 of said Short Plat No. 96-091;
thence South 0°00'28" East along the Easterly line of said Lot 1 for a distance of 181.50 feet to the Southeast corner thereof;
thence North 89°22'54" West along the South line of said Lot 1 for a distance of 240.01 feet, to the Southwest corner thereof, also being a Northwest corner of said Lot 2;
thence South 0°00'28" East along the West line of said Lot 2, also being the Easterly right-of-way margin of Beaver Marsh Road, for a distance of 115.51 feet to a Southwesterly corner of said Lot 2;
thence North 89°59'29" East along a Southerly line of said Lot 2 for a distance of 330.43 feet to an angle point in said Southerly line;
thence North 2°54'06" West for a distance of 146.29 feet, more or less, to the Southwest corner of Tract "A", Skagit County Short Plat No. 18-76, approved April 23, 1976 and recorded April 23, 1976 under Skagit County Auditor's File No. 833944, also being an angle point in the North line of said Lot 2, Skagit County Short Plat No. 96-091;
thence North 0°37'06" East along the West line of said Tract "A" for a distance of 147.00 feet, more or less, to the Northwest corner thereof at a point bearing South 89°22'54" East from the POINT OF BEGINNING;
thence North 89°22'54" West along the North line of said Lot 2, also being the Southerly right-of-way margin of Jungquist Road, for a distance of 84.66 feet, more or less, to the POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.