

AFTER RECORDING MAIL TO:

**Ronald J. and Debra L. Giard
P.O. Box 397
Ravensdale, WA 98051**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-171992-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1673

May 13 2020

Amount Paid \$7685.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR CLAN 2002, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RONALD J. GIARD and DEBRA L. GIARD, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lot 13, Skyline No. 11 & Also Ptn 27-35-1 E. W.M.

Situate in the City of Anacortes, County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3827-000-013-0000, P60026

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, if any.

Dated May 12, 2020

CLAN 2002, LLC

By: Laurence R. Peterson Living Trust, dated August 9, 2002, Managing Member

By: Laurence R. Peterson, Trustee

By: Carol A. Peterson Living Trust, dated August 9, 2002, Managing Member

By: Carol A. Peterson, Trustee

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Laurence R. Peterson and Carol A. Peterson is / are the person(s) who appeared before me, and said person(s) acknowledge he / she / they signed this instrument, on oath stated he / she / they is / are authorized to execute the instrument and acknowledge that as the Trustees of Laurence R. Peterson Living Trust and Carol A. Peterson Living Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: May 12, 2020

Brianna Maldonado
Notary Public in and for the State of Washington
Residing Mount Vernon WA 98273
My appointment expires: 08/30/2021



EXHIBIT A

PARCEL "A":

Lot 13, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of the West $\frac{1}{2}$ of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 13, "SKYLINE NO. 11," as per plat recorded in Volume 9 of Plats, pages 78 and 79, records of Skagit County, Washington;
thence South $24^{\circ}47'24''$ East 105.00 feet from which point the center of a curve bears South $24^{\circ}47'24''$ East a distance of 40.00 feet;
thence Easterly 15.56 feet along the arc of said curvature having a central angle of $22^{\circ}17'28''$;
thence North $2^{\circ}29'56''$ West 105.00 feet to the Southeast corner of said Lot 13;
thence Westerly 56.41 feet along the arc of aforementioned curvature having a radius of 145.00 feet and a central angle of $22^{\circ}17'28''$ to the point of beginning, EXCEPT thereof any portion lying within the boundaries of "SKYLINE SHORT PLAT" (if any) (Volume 6 of Short Plats, pages 87-90, Auditor's File No. 8310120030, records of Skagit County, Washington.)

Situate in the City of Anacortes, County of Skagit, State of Washington.