

When recorded return to:

Darren Matthew Cheung and Marcie Marie Cheung  
827 Lyons Avenue Northeast  
Renton, WA 98059SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-2203  
Jun 19 2020  
Amount Paid \$20821.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy**STATUTORY WARRANTY DEED**

GNW 20-5874

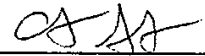
THE GRANTOR(S) Anthon M. Steen, as his separate estate, 13807 Bayview Road, Mount Vernon, WA 98273,  
for and in consideration of **ten dollars and other valuable consideration**  
in hand paid, conveys, and warrants to Darren Matthew Cheung and Marcie Marie Cheung, a married couple  
the following described 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:  
Section 26, Township 36 North, Range 2 East, Ptn. Gov't Lot 4

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): P47154

Dated: 6/18/20  
Anthon M. SteenStatutory Warranty Deed  
LPB 10-05

Order No.: 20-5874-KH

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STATE OF WASHINGTON  
COUNTY OF SKAGIT

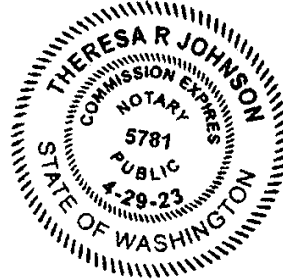
I certify that I know or have satisfactory evidence that Anthon M. Steen is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 18<sup>th</sup> day of June, 2020

Theresa R Johnson  
Signature

Notary  
Title

My appointment expires: 4/29/23



Statutory Warranty Deed  
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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 4824 G Loop, Bow, WA 98232

Tax Parcel Number(s): P47154

**Property Description:**

That portion of the North 5 acres of the West ½ of Government Lot 4, of Section 26, Township 36 North, Range 2 East, W.M., in Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Section 26; thence North 00°00'00" East, along the West line of said Section 26, a distance of 715.80 feet; thence South 89°44'30" East parallel with the South line of said Section 26, a distance of 135.00 feet to the true point of beginning; thence continuing South 89°44'30" East parallel with the South line of said Section 26, a distance of 90.00 feet; thence North 02°21'00" East to a point on the government meander line; thence Northerly and Westerly along the government meander line to a point that bears North 00°00'00" East from the true point of beginning; thence South 00°00'00" West to the true point of beginning.

TOGETHER WITH a non-exclusive easement for the purpose of ingress, egress and utilities over, under and across that portion described as follows:

Beginning at the Southwest corner of said Section 26; thence North 00°00'00" East, along the West line of said Section 26, a distance of 695.8 feet; thence South 89°44'30" East parallel with the South line of said Section 26, a distance of 40.00 feet to the true point of beginning; thence continuing South 89°44'30" East parallel with the South line of said Section 26, a distance of 629.6 feet to a point on the East line of the West ½ of said Government Lot 4; thence North 00°12'40" East, along the East line of the West ½ of said Government Lot 4, a distance of 20.0 feet; thence North 89°44'30" West a distance of 629.67 feet to a point that bears North 00°00'00" East from the true point of beginning; thence South 00°00'00" West, a distance of 20.00 feet to the true point of beginning.

ALSO TOGETHER WITH the second class tidelands conveyed by the State of Washington, situate in front of, adjacent to or abutting upon that portion as described above.

**EXHIBIT B**

20-5874-KH

1. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91418, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

Right of the State of Washington or its successors, subject to payment of compensation therefore, to acquire rights of way for private railroads, skid road, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other property, as reserved in deed referred to above.

2. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

3. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Bellingham Bay.

4. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

5. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT:

Executed By: George C. Loop

Recorded: September 12, 1955

Auditor's No.: 523925

As Follows: EXCEPTING and RESERVING unto the Grantor, his successors and assigns, the right to construct, repair, maintain and replace a water pipe line over and across said property together with rights of ingress and egress thereon

6. Regulatory notice/agreement regarding Variance that may include covenants, conditions and restrictions affecting the subject property, recorded March 26, 1982 as Auditor's File No. 8203260027 .

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.

7. AGREEMENT, AND THE TERMS AND PROVISIONS THEREOF:

Between: Anita C. Rennebohm

And: Marty Loberg and Jasmine Loberg

Dated: June 22, 1999

Recorded: July 6, 1999

Auditor's No.: 9907060174

Regarding: Joint Use and Maintenance Agreement

Statutory Warranty Deed  
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