

AFTER RECORDING MAIL TO:

James E. and Kristina Fine
22479 Amick Road
Mount Vernon, WA 98274

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-178112-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2228
Jun 19 2020
Amount Paid \$2389.00
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 **JAMES E. FINE and KRISTINA FINE, a married couple** the following described real estate, situated in the County of **Skagit, State of Washington**

Abbreviated Legal:

Ptn NW, 33-35-5 (Aka Ptn Tracts 21 & 22, Unrecorded Plat Of Steelhead Bend).

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):

350533-0-001-1103, P134990

Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-178112-OE.

Dated **June 18, 2020**

EXHIBIT A**PARCEL "A":**

The West 201.60 feet (as measured perpendicular to the West line) of that portion of the Northwest ¼ of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest ¼;
 thence North 0°18'51" West (called North 0°47'30" West on previous descriptions), along the West line of said Northwest ¼, for a distance of 2,010 feet;
 thence North 89°55'08" East (called North 89°25'29" East on previous descriptions), parallel with the South line of said Northwest ¼, for a distance of 990.00 feet;
 thence South 0°18'51" East (called South 0°47'30" East on previous descriptions), parallel with the West line of said Northwest ¼, for a distance of 269.36 feet, to the TRUE POINT OF BEGINNING;
 thence North 89°49'21" East (called North 89°19'42" East on previous descriptions) for a distance of 415.81 feet;
 thence South 1°02'15" West (called South 0°33'37" West on previous descriptions) for a distance of 1,081.54 feet;
 thence South 89°55'08" West, parallel with the South line of said Northwest ¼, a distance of 390.30 feet to a point bearing South 0°18'51" East from the TRUE POINT OF BEGINNING;
 thence North 0°18'51" West, parallel with the West line of said Northwest ¼ for a distance of 1,078.00 feet (called 1,080.64 feet in previous descriptions) to the TRUE POINT OF BEGINNING.

(Being a portion of Tracts 21 and 22 of the unrecorded Plat of Steelhead Bend).

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement 100 feet in width for ingress, egress and utilities over and across Section 33, Township 35 North, Range 5 East, W.M., the centerline of which is described as follows:

Commencing at the East ¼ corner of said Section 33;
 thence South 89°25'29" West, along the East-West centerline of said Section 33, a distance of 1,000.00 feet;
 thence South 3°00'16" West, 505 feet, more or less, to a point on the North line of the County Road known as the Old Day Creek Road, said point also being the POINT OF BEGINNING of herein described centerline;
 thence North 3°00'16" East 505 feet, more or less, to the East-West centerline of said Section 33;
 thence continuing North 3°00'16" East 250.43 feet;
 thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 420.00 feet;
 thence North 0°33'37" East 410.00 feet;
 thence South 89°25'29" West, parallel to said East-West centerline of Section 33, a distance of 2,850 feet to the terminus of herein described centerline.

Situate in the County of Skagit, State of Washington.

CLAN 2002 LLC, a Washington limited liability Company

Laurence R. Peterson
By: Laurence R. Peterson, as Trustee of the Laurence R. Peterson Living Trust dated August 9, 2002 as Managing Member

Carol A. Peterson TTEE
By: Carol A. Peterson, as Trustee of the Carol A. Peterson Living Trust dated August 9, 2002, as Managing Member

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Laurence R. Peterson and Carol A. Peterson** signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the **Managing Members** of **CLAN 2002, LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 18, 2020

Candi Newcombe
Printed Name: Candi Newcombe
Notary Public in and for the State of Washington
Residing at mt Vernon
My appointment expires: Aug 1, 2021

