

When recorded return to:
Cassandra Kreider
1010 22nd St
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620042922

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2350

Jun 29 2020

Amount Paid \$5205.00
Skagit County Treasurer
By Marissa Guerrero Deputy

CHICAGO TITLE CO.

620042922

STATUTORY WARRANTY DEED

THE GRANTOR(S) Chris J. Tesarik, an unmarried person and Stephanie A. Tesarik, who acquired title as Stephanie A. Lowery an unmarried person, as tenants in common

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Cassandra Kreider, an unmarried person and Nathan Lease, 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. SW NE and NW SE, 31-34-4E, W.M.

Tax Parcel Number(s): P29247 / 340431-1-012-0005, P29323 / 340431-4-012-0106, P29246 / 340431-1-011-0105

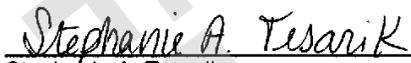
Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: June 23, 2020



Chris J. Tesarik


Stephanie A. Tesarik

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Chris J. Tesarik and Stephanie A. Tesarik 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: June 24 2020



Name: Janak Quinn
Notary Public in and for the State of Washington
(Residing at) Arlington
My appointment expires: 06/29/2023

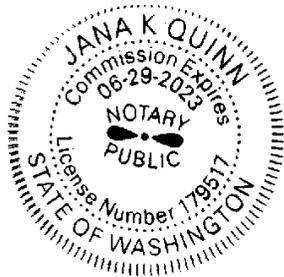


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P29247 / 340431-1-012-0005, P29323 / 340431-4-012-0106 and P29246 / 340431-1-011-0105

PARCEL A:

That portion of the Southwest Quarter of the Northeast Quarter of Section 31, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the South line of the county road following Britt's Slough and the West line of said subdivision;
Thence South along the West line of said subdivision, a distance of 115 feet;
Thence East, a distance of 87 feet;
Thence North parallel with the West line of said subdivision to the South line of the county road;
Thence Southwesterly along the South line of said road to the point of beginning;

EXCEPT that portion thereof, if any, lying South of the line of said Southwest Quarter of the Northeast Quarter;

AND EXCEPT dike and drainage ditch rights-of-way, if any.

Situated in Skagit County, Washington

PARCEL B:

That portion of the Southwest Quarter of the Northeast Quarter of Section 31, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the South line of the county road following Britt's Slough and the West line of said subdivision;
Thence South 00°12'15" East along the West line of said subdivision a distance of 115.00 feet to the true point of beginning;
Thence North 89°47'45" East, a distance of 87.00 feet;
Thence South 00°12'15" East, a distance of 15.20 feet, more or less, to the South line of said subdivision;
Thence South 89°00'12" West along the South line of said subdivision a distance of 87.01 feet to the Southwest corner of said Southwest Quarter of the Northeast Quarter;
Thence North 00°12'15" West along the West line of said subdivision, a distance of 16.40 feet to the true point of beginning;

ALSO the North 24.00 feet of the West 87.00 feet to the Northwest Quarter of the Southeast Quarter of said Section 31;

(Also known as Tract 3 of that Freda M. Poppe record of survey and boundary line adjustment as recorded August 23, 1985, in Volume 6 of Surveys, page 104, under Auditor's File No. 8508230001, records of Skagit County, Washington).

Situated in Skagit County, Washington

EXHIBIT "A"
Legal Description
(continued)

EXHIBIT "B"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording Date: August 23, 2001
Recording No.: 8508230001
2. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
Recording Date: August 23, 1985
Recording No.: 8508230042
3. Title Notification, including the terms, covenants and provisions thereof
Recording Date: April 6, 2001
Recording No.: 200104060158
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.