

**AFTER RECORDING MAIL TO:**

**Andrea and Blake Arnold  
1359 Midcrest Road  
Camano Island, WA 98282**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-178120-OE**

**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 **ANDREA ARNOLD and BLAKE ARNOLD, 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):  
**350533-0-001-2103, P134991**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2543

Jul 10 2020

Amount Paid \$2389.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

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. 01-178120-OE.

Dated                     June 30, 2020

CLAN 2002 LLC, a Washington limited liability Company

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

Carol Peterson TEE  
By: Carol 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: 7/7/2020

Brandi N. Dellinger  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: Nov. 15<sup>th</sup>, 2022



**EXHIBIT A****PARCEL "A":**

That portion of the Northwest  $\frac{1}{4}$  of Section 33, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southwest corner of said Northwest  $\frac{1}{4}$ ;  
thence North  $0^{\circ}18'51''$  West (called North  $0^{\circ}47'30''$  West on previous descriptions), along the West line of said Northwest  $\frac{1}{4}$ , for a distance of 2,010 feet;  
thence North  $89^{\circ}55'08''$  East (called North  $89^{\circ}25'29''$  East on previous descriptions), parallel with the South line of said Northwest  $\frac{1}{4}$ , for a distance of 990.00 feet;  
thence South  $0^{\circ}18'51''$  East (called South  $0^{\circ}47'30''$  East on previous descriptions), parallel with the West line of said Northwest  $\frac{1}{4}$ , for a distance of 269.36 feet, to the TRUE POINT OF BEGINNING;  
thence North  $89^{\circ}49'21''$  East (called North  $89^{\circ}19'42''$  East on previous descriptions) for a distance of 415.81 feet;  
thence South  $1^{\circ}02'15''$  West (called South  $0^{\circ}33'37''$  West on previous descriptions) for a distance of 1,081.54 feet;  
thence South  $89^{\circ}55'08''$  West, parallel with the South line of said Northwest  $\frac{1}{4}$ , a distance of 390.30 feet to a point bearing South  $0^{\circ}18'51''$  East from the TRUE POINT OF BEGINNING;  
thence North  $0^{\circ}18'51''$  West, parallel with the West line of said Northwest  $\frac{1}{4}$  for a distance of 1,078.00 feet (called 1,080.64 feet in previous descriptions) to the TRUE POINT OF BEGINNING.

EXCEPT the West 201.60 feet (as measured perpendicular to the West line) thereof.

(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  $\frac{1}{4}$  corner of said Section 33;  
thence South  $89^{\circ}25'29''$  West, along the East-West centerline of said Section 33, a distance of 1,000.00 feet;  
thence South  $3^{\circ}00'16''$  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  $3^{\circ}00'16''$  East 505 feet, more or less, to the East-West centerline of said Section 33;  
thence continuing North  $3^{\circ}00'16''$  East 250.43 feet;  
thence South  $89^{\circ}25'29''$  West, parallel to said East-West centerline of Section 33, a distance of 420.00 feet;  
thence North  $0^{\circ}33'37''$  East 410.00 feet;  
thence South  $89^{\circ}25'29''$  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.