

AFTER RECORDING MAIL TO:

**Michael Van Huizen
58800 Willow Lane
Rockport, WA 98283**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-170584-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2688

Jul 17 2020

Amount Paid \$8503.40

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTORS GARY A. DSCHAAK and JULIE M. DSCHAAK, a married couple for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **MICHAEL VAN HUIZEN, an unmarried person, as his separate property** the following described real estate, situated in the County of **Skagit**, State of **Washington**

Abbreviated Legal:

Ptn Gov. Lot 1, 14-35-10 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **351014-0-001-0000, P45308, 351014-0-002-0009, P45309**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-170854-OE.

Dated July 15, 2020

Gary A. Dschaak
Gary A. Dschaak

Julie M. Dschaak
Julie M. Dschaak

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gary A. Dschaak and Julie M. Dschaak is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 17, 2020

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022



EXHIBIT A

PARCEL "A":

The South 110 feet of the North 220 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point on the East line of said Section 14, which is 40 rods South of the East $\frac{1}{4}$ corner of said Section 14;
thence West to the Skagit River;
thence in a Southwesterly direction along the Skagit River to the South boundary line of said Government Lot 1;
thence East along the South line of said Government Lot 1 to the Southeasterly corner thereof;
thence North to the point of beginning.

TOGETHER WITH the following described parcel:

Beginning at the Southeast corner of the North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point on the East line of said Section 14, which is 40 rods South of the East $\frac{1}{4}$ corner of said Section 14;
thence West to the Skagit River;
thence in a Southwesterly direction along the Skagit River to the South boundary line of said Government Lot 1;
thence East along the South line of said Government Lot 1 to the Southeasterly corner thereof;
thence North to the point of beginning;
thence Westerly along the South line of the above described North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 335 feet to the true point of beginning;
thence North parallel to the East line of said Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 40 feet;
thence Westerly parallel with the South line of the above described North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 75 feet;
thence South parallel to the East line of said Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 40 feet, to the South line of the above described North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M.;
thence Easterly along the said South line, 75 feet, plus or minus, to the true point of beginning.

ALTA COMMITMENT

Title Order No.: **01-170584-OE**

EXHIBIT A

PARCEL "A" continued:

EXCEPT the following described parcel:

Beginning at the Southeast corner of the North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point on the East line of said Section 14, which is 40 rods South of the East $\frac{1}{4}$ corner of said Section 14;

thence West to the Skagit River;

thence in a Southwesterly direction along the Skagit River to the South boundary line of said Government Lot 1;

thence East along the South line of said Government Lot 1 to the Southeasterly corner thereof;

thence North to the point of beginning.

thence Westerly along the South line of the above described North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 165 feet;

thence South parallel to the East line of said Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., 110 feet, more or less, to the South line of that parcel described at Exhibit A, as Parcel A, of that deed conveyed to Gary A. Dschaak recorded under Skagit County Auditor's File No. 200504220101;

thence Easterly parallel with the South line of the above described North 110 feet of the South $\frac{1}{2}$ of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., to the East line of Government Lot 1, 165 feet, more or less;

thence North along the East line of said Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M. to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress over and across a 20 foot wide strip of land as described in easement recorded under Auditor's File No. 9001180032, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

ALTA COMMITMENT

Title Order No.: **01-170584-OE**

EXHIBIT A

PARCEL "C":

The South $\frac{1}{2}$, EXCEPT the North 220 feet thereof, of that portion of Government Lot 1, Section 14, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point on the East line of said Section 14, which is 40 rods South of the East $\frac{1}{4}$ corner of said Section 14;
thence West to the Skagit River;
thence in a Southwesterly direction along the Skagit River to the South boundary line, of said Government Lot 1;
thence East along the South line of said Government Lot 1 to the Southeasterly corner thereof;
thence North to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

A non-exclusive easement for ingress and egress over and across a 20 foot wide strip of land as described in easement recorded under Auditor's File No. 9007200064, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.