

**AFTER RECORDING MAIL TO:**

**Stephen W. Kaaland  
6519 Whistle Lake Terrace  
Anacortes, WA 98221**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-180459-OE**

**Statutory Warranty Deed**

**THE GRANTOR STUART A. MOATS, unmarried as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEPHEN W. KAALAND, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington**

**Abbreviated Legal:**

**Ptn NW 1/4 SE 1/4, 31-35-2 E W.M.**

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

**Affidavit No. 2020-3959**

**Sep 30 2020**

**Amount Paid \$4485.00  
Skagit County Treasurer  
By Heather Beauvais Deputy**

**For Full Legal See Attached Exhibit "A"**

**Tax Parcel Number(s): 350231-4-012-0016, P33436**

**Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any.**

**Dated September 28, 2020**

Stuart A. Moats  
Stuart A. Moats

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Stuart A. Moats 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: September 28, 2020

Brianna Maldonado  
Brianna Maldonado  
Notary Public in and for the State of Washington  
Residing at Mount Vernon WA 98273  
My appointment expires: 08/30/2021



**EXHIBIT A**

PARCEL "A":

The North 99 feet of the West ½ of the Northwest ¼ of the Southeast ¼ of Section 31, Township 35 North, Range 2 East, W.M.,

EXCEPT the West 225 feet;

AND EXCEPT the East 235 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress, utilities and travel purposes over and across an existing one-lane dirt road 15 feet in width beginning at the center of Section 31, Township 35 North, Range 2 East, W.M., at the Southerly terminus of the Whistle Lake Road; thence Southerly along said existing road to a point in said road that is 99 feet, more or less, Southerly of the center of said Section 31; thence in an Easterly direction along said existing road running approximately along the South line of the North 99 feet of the West ½ of the Northwest ¼ of the Southeast ¼ of said Section 31 to a point 400 feet, more or less, East of the West line of said Northwest ¼ of the Southeast ¼; thence in a Northeasterly direction a distance of 30 feet, more or less, to a point on the South line of the North 99 feet of said Northwest ¼ of the Southeast ¼ and the terminal point of the easement herein described.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The West 115 of the East 235 feet of the North 99 feet of the West ½ of the Northwest ¼ of the Southeast ¼ of Section 31, Township 35 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

A non-exclusive easement for ingress, egress and travel purposes over and across an existing one-lane dirt road running approximately along the South line of the North 99 feet of the West ½ of the Northwest ¼ of the Southeast ¼ of said Section 31, and veering in a Northerly direction to connect with a public road at the Northwest corner of said Northwest ¼ of the Southeast ¼, until such time as a County road is provided for access to the subject property.

Situate in the County of Skagit, State of Washington.