

AFTER RECORDING MAIL TO:

Jay A. and Terri L. Matzko
11724 Hummingbird Lane
Anacortes, WA 98221

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-179668-OE

Statutory Warranty Deed

THE GRANTORS DONALD PETERSON and VICTORIA LYNN PETERSON, who acquired title as VICKI McMANUS, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAY ALAN MATZKO and TERRI LYNN MATZKO, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 3, SP 127-79 Except Ptn, Ptn Lot 1 SP 127-79 (Ptn NE SE, 31-35-2) E W.M.

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): 350231-4-004-0206, P33416

Dated September 28, 2020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4009

Oct 01 2020

Amount Paid \$20020.00

Skagit County Treasurer

By Marissa Guerrero Deputy

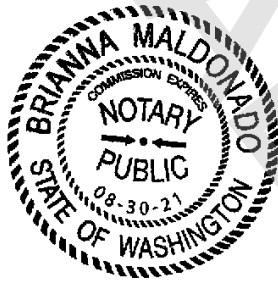

Donald Peterson


Victoria Lynn Peterson

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donald Peterson and Victoria Lynn Peterson 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



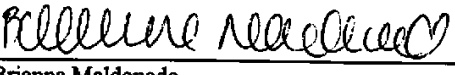

Brianna Maldonado
Notary Public in and for the State of Washington
Residing at Mount Vernon WA 98273
My appointment expires: 08/30/2021

EXHIBIT A

PARCEL "A":

Lot 3, Skagit County Short Plat No. 127-79, as approved November 19, 1982, and recorded November 19, 1982, in Volume 6 of Short Plats, pages 32 and 33, under Auditor's File No. 8211190004, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ in Section 31, Township 35 North, Range 2 East, W.M.;

EXCEPT from said Lot 3, those portions described as follows:

- 1.) Beginning at the Southwest corner of said Lot 3;
thence North $1^{\circ}32'51''$ East along the West line of said Lot 3, a distance of 233.00 feet to the true point of beginning;
thence North $1^{\circ}32'51''$ East, continuing along West line of Lot 3, a distance of 293.44 feet;
thence South $46^{\circ}36'05''$ East along the Northeasterly line of said Lot 3 a distance of 471.14 feet;
thence South $26^{\circ}33'42''$ West a distance of 12.54 feet;
thence North $46^{\circ}36'05''$ West, parallel with said Northeasterly line, a distance of 180.00 feet;
thence South $69^{\circ}00'04''$ West, a distance of 229.07 feet to the true point of beginning.
- 2.) Beginning at the most Easterly corner of said Lot 3;
thence North $88^{\circ}36'37''$ West along the South line of said Lot 3, a distance of 170.34 feet;
thence North $1^{\circ}27'21''$ East a distance of 153.27 feet to the Northeasterly line of said Lot 3;
thence South $46^{\circ}36'05''$ East along said Northeasterly line a distance of 229.02 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 1 of Short Plat No. 127-79, according to the map thereof recorded in Volume 6 of Short Plats, page 32, under Auditor's File No. 8211190004, records of Skagit County, Washington; being a portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 31, Township 35 North, Range 2 East, W.M, and being more particularly described as follows:

Beginning at the most Southerly corner of said Lot 1;
thence North $46^{\circ}36'05''$ West along the Southwesterly line of said Lot 1 a distance of 49.43 feet to the true point of beginning;
thence continuing North $46^{\circ}36'05''$ West along said Southwesterly line a distance of 86.46 feet;
thence North $26^{\circ}33'42''$ East a distance of 12.74 feet;
thence South $53^{\circ}08'59''$ East a distance of 72.26 feet;
thence South $1^{\circ}27'21''$ West a distance of 27.47 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

ALTA COMMITMENT

Title Order No.: **02-179668-OE**

EXHIBIT A

PARCEL "C":

A non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width, being 30 feet on each side of the following described centerline:

Beginning at the Southeast corner of Government Lot 5 of Section 31, Township 35 North, Range 2 East, W.M.;
thence North 39°36'45" West a distance of 77.18 feet;
thence North 7°12'26" West a distance of 20.00 feet to a point on said centerline, and hereafter referred to as Point "A";
thence North 82°47'34" East to the Westerly line of the State Highway right-of-way and the true point of beginning of the centerline of the easement herein described;
thence South 82°47'34" West to the above referred to Point "A";
thence Southwesterly from said Point "A" to a point on the South line of said Lot 5, that is 165.0 feet West of the Southeast corner of said Lot 5;
thence West along the South line of Government Lot 5 to the Southwest corner of Government Lot 5, the terminal point of said centerline; and

ALSO, a non-exclusive easement for ingress, egress and utilities over and across the East 15 feet of the West ½ of the Northeast ¼ of the Northeast ¼ of the Southeast ¼ of Section 31, Township 35 North Range 2 East, W.M., and over and across the West 15 feet of the East ½ of the Northeast ¼ of the Northeast ¼ of the Southeast ¼ ;

Situate in the County of Skagit, State of Washington.

PARCEL "D":

A non-exclusive easement for ingress, egress and utilities, over, across, along and under the following:

A strip of land 40 feet in width lying 20 feet on both sides of the following described centerline;

Beginning at the Southwest corner of Section 32, Township 35 North, Range 2 East, W.M.;
thence South 88°03'11" East along the South line of said Section 32, 1,155,48 feet to the Westerly right-of-way line of State Highway No. 20;
thence North 11°37'35" West, 102.85 feet to the Southerly line of the unconstructed Tennessee Avenue;
thence South 88°04'49" East along said Southerly line, 26.22 feet to the true point of beginning of the description;
thence North 32°52'12" West, 124.22 feet;

ALTA COMMITMENTTitle Order No.: **02-179668-OE****EXHIBIT A****PARCEL "D" (continued):**

thence South 50°42'01" West, 99.77 feet;
thence South 63°47'42" West, 158.03 feet;
thence North 77°14'12" West, 192.49 feet, more or less, to the Easterly right-of-way line of City of Anacortes waterline easement (Auditor's File No. 242886);
thence along said waterline easement a strip of land lying 40 feet Westerly of said waterline Easterly right-of-way line bearing North 26°45'57" West, 1,276 feet, more or less;
thence North 46°36'05" West, 118.17 feet, more or less, to a point on the Northerly line of Block 20, and the termination point of this description.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

An easement for ingress, egress, and utilities, over, under and across, that portion of the Southeast ¼ of Section 31, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of Lot 2, as shown on that certain survey, as recorded in Book 20 of Surveys, at page 181, under Auditor's File No. 9807230084, records of Skagit County, Washington;
thence North 88°36'37" West, along the South line of said Lot 2, a distance of 5.96 feet to the true point of beginning;
thence North 46°00'09" West, 244.56 feet;
thence North 53°08'59" West, 57.42 feet;
thence along a non-tangent curve Northerly, Westerly, Southerly, and Easterly, forming a cul-de-sac, whose radius point bears North 79°32'15" West, 45.00 feet through a central angle of 307°13'28", an arc distance of 241.29 feet;
thence South 53°08'59" East, 54.92 feet;
thence South 46°00'09" East, 198.58 feet to the South line of the aforesaid Lot 2;
thence South 88°36'37" East, 59.09 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.