

POOR ORIGINAL

WHEN RECORDED RETURN TO:

Cynthia Hart
603 E Rio Vista Ave
Burlington, WA 98233

20-7501

Escrow Number: 01348-44924

Filed for Record at Request of: Premier Title of Island County

GNW 20-7501

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Northwest Logging Co., LLC, a Washington Limited Liability Company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Cynthia Hart, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

EXCEPTING THEREFROM AND RESERVING TO THE GRANTOR described as follows: A 30.00 foot wide easement for ingress, egress and utilities over Parcel "B" as shown on the survey filed under Auditors file No. 202006290128, records of Skagit County, Washington, lying in the Northwest Quarter of Section 13, Township 35 North, Range 8 East, W.M., Skagit County, Washington, lying 15.00 feet of even width on each side of centerline of an existing driveway, the approximate location of which is shown on attached Exhibit "B".

Abbreviated Legal: (Required if full legal not inserted above.)
Portion of the North 1/2 of Sec. 13, Twp. 35 N., R. 4 E., WM.

Tax Parcel Number(s): 350813-1-002-0002 and 350813-2-003-0009 and P43860 and P43872

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4181

Oct 12 2020

Amount Paid \$1525.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Dated: October 8, 2020

NORTHWEST LOGGING CO., LLC

Damon Gustafson, Managing Member

State of Washington) ss.
County of Island Pierce

I certify that I know or have satisfactory evidence that Damon Gustafson is the person who appeared before me, and said person acknowledges that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Managing Member of Northwest Logging Co., LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10/8/2020

AUTUMN MARIE JOHNSON
Notary Public
State of Washington
Commission # 175974
My Comm. Expires Jan 21, 2023

[Signature]
Name: Autumn M. Johnson
Notary Public in and for the State of WA
residing at Tacoma
My appointment expires: 01/21/23

Order Number: 01348-44924

EXHIBIT "A"
LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

New Parcel "B":

That portion of the South Half of the Northeast Quarter of the Northwest Quarter and the South Half of the Northwest Quarter of the Northeast Quarter of Section 13, Township 35 North, Range 8 East, W.M., Skagit County, Washington, more particularly described as follows:

Commencing at the Northeast Corner of the South Half of the Northeast Quarter of the Northwest Quarter said Section 13; thence N88°53'07"W along the north line of said subdivision a distance of 1006.47 feet to a point on the east line of that certain parcel described in Statutory Warranty Deed filed under Auditor's File No. 201004070034 records of Skagit County, Washington and shown on survey filed under Auditor's File No. 201206260006; thence S01°24'24"W along the east line of said parcel and parallel with the east line of said subdivision a distance of 55.58 feet to the Southeast Corner of said parcel and a point on the north line of that certain parcel described in Statutory Warranty Deed filed under Auditor's File No. 201707190053 records of Skagit County, Washington; thence S88°35'31 "E along the north line of said parcel a distance of 234.51 feet to the Northeast Corner of said parcel; thence S31°14'42"W along the easterly line of said parcel a distance of 372.29 feet to the most southerly corner of said parcel and a point on the easterly right of way line of State Route 20; thence S29°08'43"E along said right of way line a distance of 116.08 feet to the True Point of Beginning; thence N79°44'12"E a distance of 1594.81 feet to a point on the east line of the Southwest Quarter of the Northwest Quarter of the Northeast Quarter of said Section 13; thence S01°19'27"W along said east line a distance of 485.94 feet to the Southeast Corner of said subdivision; thence N88°54'52"W along the south line of said subdivision a distance of 664.37 feet to the Southwest Corner of said subdivision; thence continuing N88°54'51"W along the south line of said South Half of the Northeast Quarter of the Northwest Quarter a distance of 509.02 feet to the east line of the "School Tract" as described in Warranty Deed filed under Auditor's File No. 297750 records of Skagit County, Washington; thence N30°11'43"W along said eastline a distance of 67.79 feet to the Northeast Corner of said School Tract; thence N85°48'35"W along said north line a distance of 115.59 feet; thence N86°11'36"W along the north line of said School Tract a distance of 179.89 feet to the easterly right of way line of State Route 20; thence N29°08'43"W along said right of way line a distance of 115.00 feet and the True Point of Beginning.

Exhibit "B"

