

When recorded return to:

Barbara Jo Trask and Gerrit J. van den Engh
41219 Elysian Ln
Concrete, WA 98237

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4267

Oct 16 2020

Amount Paid \$2123.20
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED GNW 20-6618

THE GRANTOR(S) Skagit Land Trust, a Washington non-profit corporation, 1020 South 3rd Street, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Barbara Jo Trask and Gerrit J. van den Engh, a married couple

the following described real estate, situated in the County Skagit, State of Washington:

**FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.**

Abbreviated legal description: Property 1:
Por. SW 1/4 NW 1/4 of Sec. 23, Twp. 35 N., R. 10 E., W.M.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P45488

Dated: 10/16/2020

Skagit Land Trust

By: James E. Glackin
James E. Glackin, Authorized Agent

Statutory Warranty Deed.
LPB 10-05

Order No.: 20-6618-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that James E. Glackin is the person who appeared before me, and said person acknowledged that ~~he~~/she signed this instrument, on oath stated that ~~he~~/she was authorized to execute the instrument and acknowledged it as the Authorized Agent of Skagit Land Trust to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/16/2020Eleanor Romero
SignatureNotary
TitleMy appointment expires: 6/23/2021

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: NHN State Route 20, Rockport, WA 98283
Tax Parcel Number(s): P45488

Property Description:

Tract 4 of Skagit County Short Plat No. 32-89, aproved Septemer 8, 1992 and recorded September 8, 1992 as Auditor's File No. 9209080017 in Volume 10 of Short Plats, Page 117 records of SKagit County, Washington; being a portion of the Southwest 1/4 of the Northwest 1/4 of Section 23, Township 35 North, Range 10 East, W,M.

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EXHIBIT B

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1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date, but prior to the date that the proposed insured acquires record title, for value, of the estate or interest of mortgage thereon covered by this Commitment.

2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

3. (A) Unpatented mining claims.

(B) Reservations or exceptions in patents or in Acts authorizing the issuance thereof.

(C) Water rights, claims or title to water; whether or not the matters excepted under (A), (B), or (C) are shown by the public records.

(D) Indian Tribal Codes or Regulations, Indian Treaty or Aboriginal Rights, including easements or equitable servitudes.

4. Any service, installation, connection, maintenance, construction, tap or reimbursement charges/costs for sewer, water, garbage or electricity.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

(Said Exception will not be included on Extended Coverage Policies)

6. Easements, claims of easement or encumbrances which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

7. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

8. Any lien, or right to a lien, for services, labor or materials or medical assistance heretofore or hereafter furnished, imposed by law and not shown by the public records.

(Said Exception will not be included on Extended Coverage Policies)

9. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof, but prior to the date the proposed insured acquires of record for the value the escrow or interest or mortgage(s) thereon covered by this Commitment.

(Said Exception will not be included on Standard or Extended Coverage Policies)

10. Reservations, provisions and/or exceptions contained in instrument executed by William H. Kimball, David N. Richardson and Charles Blair, Trustees for the Stockholders of the Sound Timber Company, recorded September 6, 1949 as Auditor's File No. 435450.

11. Any adverse claim by reason of any change in the location of the boundaries of said premises, which may have resulted from, any change in the location of the Skagit River.

12. Right of the State of Washington in and to that portion of said premises, if any, lying in the bed of any

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LPB 10-05

former channel of the Skagit River.

13. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Three Rivers Timber Company recorded May 24, 1984 as Auditor's File No. 8405240009

14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 32-89 recorded September 8, 1992 as Auditor's File No. 9209080017.

15. Regulatory notice/agreement regarding Application No. V86-029 of Poeschel and Schultz for a variance that may include covenants, conditions and restrictions affecting the subject property recorded March 14, 1989 as Auditor's File No. 8903140042 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

16. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 17, 1993, as Auditor's File No. 9302170077.

17. Reservations, provisions and/or exceptions contained in instrument executed by Skagit Land Trust, Grantee, State of Washington recorded 11/21/2019 as Auditor's File No. 201911210079.