

**AFTER RECORDING MAIL TO:**

**John Manning and Elizabeth Powell  
6732 26TH Ave NW  
Seattle, WA 98117**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-180725-FE**

**Statutory Warranty Deed**

**THE GRANTOR SOUL SURVIVOR LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN MANNING and ELIZABETH POWELL, a married couple the following described real estate, situated in the County of Skagit, State of Washington**

Abbreviated Legal:  
**Ptn SE / NE; Sec. 28, Twn 35 N, Rg 9 E**

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

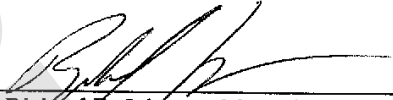
Tax Parcel Number(s):  
**350928-1-006-0000, P44868**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2020-4389  
Oct 22 2020  
Amount Paid \$6805.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Subject to the covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those on Schedule "B-1" of Land Title Company's Preliminary Commitment, Order No. 01-180725-FE.

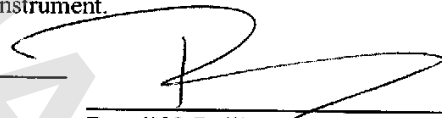
Dated October 21, 2020

Soul Survivor, LLC

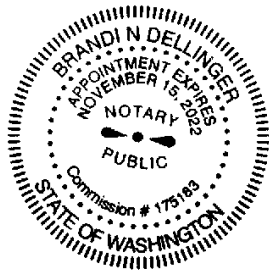
  
By: Richard B. Johnson, Managing Member

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Richard B. Johnson** signed this instrument, on oath stated that **he** are authorized to execute the instrument and acknowledged it as the **Managing Member** of **Soul Survivor, LLC** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 10/22/2020 

Brandi N. Dellinger  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: Nov. 15<sup>th</sup>, 2022



**EXHIBIT A**

That portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 28, Township 35 North, Range 9 East, W.M., lying North of the highway right of way as conveyed to the State of Washington by deed recorded November 1, 1957, under Auditor's File No. 558000, records of Skagit County, Washington;

EXCEPT the following described tract:

Beginning at a point on the fence and Section line 178.5 feet North of the quarter corner of Sections 27 and 28;

thence North  $57^{\circ}30'$  West along the North right of way line of State Highway 17-A, 441 feet;

thence North  $52^{\circ}37'$  East 445 feet to the South gate post on fence and Section line;

thence South along fence and Section line 510 feet to the point of beginning;

AND EXCEPT that portion conveyed to Skagit County for road by deed recorded September 10, 1925, under Auditor's File No. 187213, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.