

When recorded return to:

Laurie Picha and Michael Picha
1307 27th Street
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-4601
Nov 02 2020
Amount Paid \$6405.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED

GNW 20-7747

THE GRANTOR(S) John P. Meehan and Stephanie S. Meehan, husband and wife, 98221,

for and in consideration of ten dollars and other valuable consideration and as part of a 1031 Tax Deferred Exchange under WAC 458-61A-213(3)

in hand paid, conveys, and warrants to Laurie Picha and Michael Picha, a married couple

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

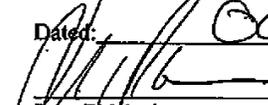
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:
Section 12, Township 34 North, Range 1 East - SW NE

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): P19299; 340112-1-013-0109

Dated: October 29, 2020



John P. Meehan



Stephanie S. Meehan

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that John P. Meehan and Stephanie S. Meehan are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 29 day of October, 2020

Kim Smith
Signature

notary
Title

My appointment expires:
10-6-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 5615 Campbell Lake Road, Anacortes, WA 98221
Tax Parcel Number(s):

Property Description:

The West Half of the Southwest Quarter of the Northeast Quarter of Section 12, Township 34 North, Range 1 East of the Willamette Meridian;

EXCEPT that portion of Government Lot 4, and that portion of the Northeast Quarter all in Section 12, Township 34 North, Range 1 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the West Half of the Southwest Quarter of the Northeast Quarter of said Section 12;

Thence North 86°55'50" West, along the South line of said Northeast Quarter a distance of 317.0 feet to an extension North of an existing fence line lying to the South in Government Lot 4 of said Section;

Thence North 00°45'31" West, a distance of 176.06 feet;

Thence South 89°41'52" East, 319.89 feet to the East line of said West Half of the Southwest Quarter of the Northeast Quarter;

thence South 00°18'02" West along the East line thereof, 191.34 feet to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT B
20-7747-KS

1. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Survey
Recorded: December 3, 2007
Auditor's No.: 200712030138

2. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: March 11, 2008
Auditor's No.: 200803110104

3. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: February 18, 2009
Recorded: March 17, 2009
Auditor's No.: 200903170101
Affects: Beneficial Access Easement

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: City of Anacortes
Recorded: April 15, 2009
Auditor's No. 200904150005
Purpose: Trail and Pedestrian Walkway
Area Affected: Existing Trails
Said instrument is a re-recording of instrument recorded under Auditor's File No. 200810100005.

5. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Skagit Land Trust
Recorded: April 15, 2009
Auditor's No. 200904150152
Purpose: Property conservation
Area Affected: The North 789' of the Subject Property

6. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: June 9, 2009
Auditor's No.: 200906090078
Affects: Access Easement / Protected Critical Area

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.

7. DECLARATION OF WELL EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7747-KS

Page 4 of 5

Grantee: Leonard Johnson and Magdalen Baldassano

UNOFFICIAL DOCUMENT

Order No.: 20-7747-KS

Statutory Warranty Deed
LPB 10-05

Page 5 of 5