

When recorded return to:

Cathy Dionne
10733 District Line Road
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4912

Nov 18 2020

Amount Paid \$5765.00
Skagit County Treasurer
By Marissa Guerrero Deputy

STATUTORY WARRANTY DEED GNW 20-7671

THE GRANTOR(S) Alexander L. Adams and Samantha J. Adams, husband and wife, 5473 Hobson Road, Bow, WA 98232,

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

in hand paid, conveys, and warrants to Cathy Dionne, an unmarried person

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:
Section 27, Township 35 North, Range 4 East - NW SW

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): P37869

Dated: 11-10-2020

Alexander L. Adams
Alexander L. Adams

Samantha J. Adams
Samantha J. Adams

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7671-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Alexander L. Adams and Samantha J. Adams is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10 day of November, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-2021

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 10733 District Line Road, Burlington, WA 98233
Tax Parcel Number(s): P37869

Property Description:

That portion of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., lying Northwesterly of the Southeasterly line of the Puget Sound and Baker River Railway Company right of way, and being more particularly described as follows:

Beginning at the West 1/4 corner of said Section 27;
thence South $0^{\circ}10'10''$ West along the West line of said Section 27, 1,200.04 feet to the true point of beginning;
thence North $89^{\circ}33'52''$ East parallel with the North line of said Northwest 1/4 of the Southwest 1/4 of Section 27, 170.00 feet;
thence South $0^{\circ}10'10''$ West parallel with said West line of Section 27, 65.17 feet to said Southeasterly railway right of way line;
thence South $37^{\circ}47'55''$ West along said Southeasterly railway right of way line 91.40 feet to the South line of said Northwest 1/4 of the Southwest 1/4 of Section 27;
thence South $89^{\circ}42'33''$ West along said South line of the Northwest 1/4 of the Southwest 1/4 of Section 27, 114.19 feet to the Southwest corner of said subdivision;
thence North $0^{\circ}10'10''$ East along said West line of Section 27, 136.68 feet to the true point of beginning;

EXCEPT County road as it existed October 30, 1972 and as conveyed to Skagit County, September 13, 1972, under Auditor's File No. 773928, records of Skagit County.

(Also known as Tract 1 of Short Plat No. 56-72.)

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7671-KH

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EXHIBIT B

20-7671-KH

1. Reservation of all petroleum, gas, coal and other minerals with right of entry to take and remove the same, as contained in Deed from W.M. Lindsay, recorded in Volume 49 of Deeds, Page 234.

Said mineral rights are now vested in Skagit County through tax foreclosure and tax deed dated December 19, 1922, and recorded January 19, 1923, in Volume 1 of Tax Deeds, Page 514, records of Skagit County, Washington.

2. TERMS, COVENANTS, CONDITIONS, NOTES AND RESTRICTIONS CONTAINED IN SAID SHORT PLAT:

Short Plat No.: 56-72

As Follows:

- 1.) Water- P.U.D. No. 1;
- 2.) Sewage - Individual septic tank;
- 3.) Short Plat Number and Date of Approval shall be included in all Deeds and Contracts;
- 4.) All maintenance and construction of private roads are the responsibility of the lot owners

3. 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 Survey recorded March 22, 2018 as Auditor's File No. 201803220004.