

AFTER RECORDING MAIL TO:

Nathan Barlow
11688 McCorkle Place
Anacortes, WA 98221

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-180907-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4945

Nov 19 2020

Amount Paid \$9073.00
Skagit County Treasurer
By Bridget Ibarra Deputy

71123
Statutory Warranty Deed

THE GRANTORS JUSTIN M. FALK and BRITTANY K. FALK, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NATHAN BARLOW, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

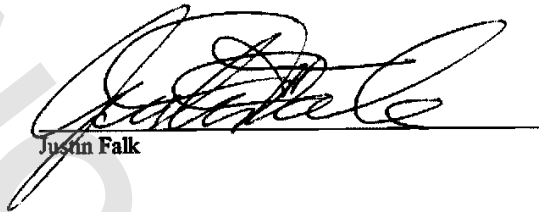
Lot 1, Ptn Lot 2, Rancho San Juan Del Mar Div. 10, & Ptn Gov. Lot 1, 35-35-1 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3981-000-002-0005, P68416

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any.

Dated November 13, 2020


Justin Falk

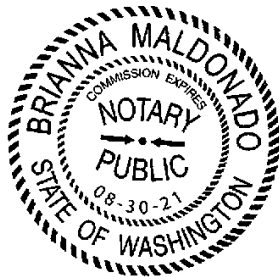

Brittany Falk

STATE OF Washington }
COUNTY Skagit } SS:
OF _____

I certify that I know or have satisfactory evidence that Justin Falk and Brittany Falk is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11/18/2020





Notary Public in and for the State of Washington
Residing at 1100 W. 1st St. #213
My appointment 08/30/2021

EXHIBIT A

Lot 1 and the Northwesterly 3 feet of Lot 2 (said Northwesterly 3 feet of Lot 2 lying parallel to the Southeast line of said Lot 1), "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10," as per plat recorded in Volume 9 of Plats, pages 28 and 29, records of Skagit County, Washington.

TOGETHER WITH that portion of Government Lot 1, Section 35, Township 35 North, Range 1 East, W.M., described as follows:

Commencing at the most Easterly corner of Lot 1 of the, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10," as per plat recorded in Volume 9 of Plats, pages 28 and 29, records of Skagit County, Washington;
thence North $58^{\circ}14'$ West, a distance of 4.60 feet to the most Westerly corner of McCorkle Place as shown on said Plat and the true point of beginning;
thence North $31^{\circ}46'$ East along the Northwesterly line of said McCorkle Place, a distance of 50.00 feet;
thence North $49^{\circ}36'21''$ West a distance of 101.42 feet to a Westerly corner of that certain tract of land deeded to Arnold L. Boyle under Auditor's File No. 553733;
thence South $25^{\circ}18'16''$ West a distance of 59.82 feet to a point on a non-tangent curve to the Northwest concave to the South having an initial radial bearing of South $13^{\circ}58'41''$ West;
thence along the arc of said curve to the left having a radius of 92.00 feet, through a central angle of $51^{\circ}37'17''$, an arc length of 82.88 feet;
thence South $37^{\circ}38'36''$ East a distance of 5.00 feet;
thence South $52^{\circ}06'27''$ West a distance of 4.84 feet to a point of curvature;
thence Southwesterly along the arc of said curve to the left having a radius of 46.25 feet, through a central angle of $54^{\circ}28'15''$, an arc length of 43.97 feet to a point of compound curvature;
thence along the arc of said curve to the left having a radius of 185.00 feet, through a central angle of $31^{\circ}17'20''$, an arc length of 101.03 feet to a point of tangency;
thence South $33^{\circ}39'08''$ East a distance of 50.99 feet to the Southwesterly extension of said Northwesterly 3 feet of Lot 2;
thence North $40^{\circ}37'00''$ East a distance of 5.49 feet along said extension to said Southwesterly corner of the Northwesterly 3 feet of Lot 2, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10,"
thence North $23^{\circ}58'30''$ West a distance of 98.23 feet along the Westerly boundary of Lot 2 and Lot 1, "PLAT OF RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 10," to a point of curvature;
thence along the arc of said curve to the right and the Northerly boundary of said Lot 1 having a radius of 67.19 feet, through a central angle of $145^{\circ}44'30''$, an arc length of 170.91 feet to a point of tangency;
thence South $58^{\circ}14'00''$ East along the Northeasterly boundary of said Lot 1 a distance of 63.45 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.