

When recorded return to:

Paula R. Carter
11490 Central Valley Road NW
Poulsbo, WA 98370

STATUTORY WARRANTY DEED GNW 20-7270

THE GRANTOR(S) Geoff DeVries, as his separate estate, 20888 Cascade Ridge Drive, Mount Vernon, WA 98274

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Paula R. Carter, an unmarried person

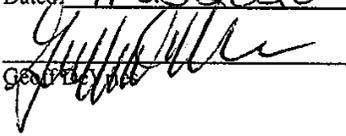
the following described real estate, situated in the County Skagit, State of Washington:

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

Abbreviated legal description: Property 1:
Section 32, Township 34 North, Range 4 East - NW 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): P29497

Dated: 11-23-2020


Geoff DeVries

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5032
Nov 24 2020
Amount Paid \$1845.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF

I certify that I know or have satisfactory evidence that Geoff DeVries 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: 23rd day of October, 2020

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-23-20



Statutory Warranty Deed
LPB 10-05

Order No.: 20-7270-TJ

Page 2 of 4

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 19717 Melody Lane, Mount Vernon, WA 98274
Tax Parcel Number(s): P29497

Property Description:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said Subdivision which is South 0 degrees 02'40" East 30.02 feet from the Northeast corner of said subdivision; thence South 0 degrees 02'40" East 465 feet to the true point of beginning; thence North 87 degrees 58' West 350 feet to the Southwest corner of that certain tract conveyed to Gerald I. Harman by Deed Recorded March 1, 1948 under Auditor's File No. 414987; said point being also the Northeast corner of that certain tract of land conveyed to Anita P. Buckner by Deed Recorded June 1, 1971 under Auditor's File No. 753438 Records of Skagit County, Washington; thence South along the East line of the said Buckner Tract to the North line of Melody Lane; thence East along the North line of Melody Lane to the East line of said subdivision; thence North along the East line of said subdivision to the true point of beginning.

EXCEPT that portion thereof conveyed to Skagit County by Deed Recorded May 11, 1971 under Auditor's File No. 752432.

Situate in Skagit County, Washington.

EXHIBIT B

20-7270-TJ

1. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Public Utility District No. 1 of Skagit County, Washington,
a Municipal Corporation

Recorded: JUNE 30, 1955

Auditor's No.: 520288

Purpose: Right to lay, maintain, operate, relay and remove at any time
a pipe or pipes, line or lines for transportation of water

Affects: 10 foot strip of land

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: December 13, 2016

Auditor's No. 201612130152

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 20, 2018 as Auditor's File No. 201803200048.

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Geoff Devries

Recorded: October 7, 2020

Auditor's No.: 202010070070

Purpose: Easement for Septic System

Located: East 40 feet

Statutory Warranty Dccd
LPB 10-05

Order No.: 20-7270-TJ

Page 4 of 4