

When recorded return to:

David Schoen and Lydia Schoen
6933 191st St SE
Snohomish, WA 98296

STATUTORY WARRANTY DEED GNW 20-7861

THE GRANTOR(S) Joyce Nesselhauf, as her separate estate, 2439 North Road 1 East, Chino Valley, AZ 86323,

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

A

in hand paid, conveys, and warrants to David Schoen and Lydia Schoen, 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: Property 1:
Section 2, Township 35 North, Range 4 East - SE NE (aka Lot 2 SP 97-0011)

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): P118787

Dated: 11/24/2020

Joyce Nesselhauf
Joyce Nesselhauf

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5038

Nov 24 2020

Amount Paid \$3197.00

Skagit County Treasurer

By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-7681-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Joyce Nesselhauf is the person who appeared before me, and said person acknowledged that he^(s) signed this instrument and acknowledged it to be his^(er) free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 24th day of November, 2020

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-21

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

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 22426 Grip Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P118787

Property Description:

PARCEL "A":

Lot 2, Skagit County Short Plat No. 97-0011, approved May 16, 2007 and recorded May 23, 2007, under Auditor's File No. 200705230156, records of Skagit County, Washington, being a portion of the North 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 2, Township 35 North, Range 4 East, W.M.

(Said Lot 2 includes Tract B and Tract C, Protected Critical Areas (P.C.A.) as delineated on the face of said Short Plat No. 97-0011.)

Situate within the County of Skagit, State of Washington.

PARCEL "B":

Thirty-foot non-exclusive easement for ingress, egress and utilities delineated on the face of Skagit County Short Plat No. 97-0011, under Auditor's File No. 200705230156.

Situate within the County of Skagit, State of Washington.

EXHIBIT B
20-7681-KH

1. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Short Plat No. 97—001 I
Recorded: May 23, 2007
Auditor's No.: 200705230156

2. PROTECTED CRITICAL AREA SITE PLAN AND/OR EASEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Executed By: Steven J. Summers and Elsie M. Summers
Recorded: May 23, 2007
Auditor's File No: 200705230158

3. LOT CERTIFICATION AND THE TERMS AND CONDITIONS THEREOF:

Recorded: May 23, 2007
Auditor's File No; 200705230157

Statutory Warranty Deed
LPB 10-05

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