

When recorded return to:

Cody Engberg and Chantel Danger
23339 Mosier Road
Sedro-Woolley, WA 98284

GNW 20-8216

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bernice Fay Engberg, as her separate estate, 819 Trail Road, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Cody Engberg, ~~an unmarried person~~ ^{as a single man as his separate estate} and Chantel Danger, ~~an unmarried person~~ ^{as a single woman as her separate estate}

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:
A portion of I-35-4E, W.M.; SE 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): P101571

Dated: 12-10-2020

Bernice Fay Engberg
Bernice Fay Engberg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-5300
Dec 11 2020
Amount Paid \$3285.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-8216-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Bernice Fay Engberg 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: 1st day of December, 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: 23339 Mosier Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P101571

Property Description:

The East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 1, Township 35 North, Range 4 East, W.M., EXCEPT road along the South line thereof.

EXHIBIT B

20-8216-KH

1. Reservations, provisions and/or exceptions contained in instrument executed by The Wolverine Company, recorded July 27, 1907 as Auditor's File No. 63281.
2. Lot certification, including the terms and conditions thereof, recorded August 2, 2007 as Auditor's File No. 200708020010. Reference to the record being made for full particulars. The company makes no determination as to its affects.
3. Terms and conditions of Protected Area Site Plan, recorded May 11, 2010 as Auditor's File No. 201005110056.
4. Unrecorded leaseholds, if any, and rights of parties in possession, if any.