

When recorded return to:

Barbara Jo Trask and Gerrit J. van den Engh
41219 Elysian Lane
Concrete, WA 98237

STATUTORY WARRANTY DEED

GNW 20-8217

THE GRANTOR(S) Lucas Freeman and Alena Freeman, a married couple, 28676 Bacus Road, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Barbara Jo Trask and Gerrit J. van den Engh, 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 15, Township 35, Range 6; Ptn. NW NW

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): P38885 P41236

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Dated: 12/11/20

Affidavit No. 2020-5309

Dec 14 2020

Amount Paid \$11931.00

Skagit County Treasurer

By Heather Beauvais Deputy

[Signature]
Lucas Freeman

[Signature]
Alena Freeman

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STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Lucas Freeman and Alena Freeman 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: 11th day of December, 2020

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2021



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 33145 Lyman Hamilton Highway, Sedro-Woolley, WA 98284
Tax Parcel Number(s): ~~P38885~~ 41236

Property Description:

The Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian; EXCEPT the following described parcels:

EXCEPT that portion thereof, if any, lying within the Great Northern Railroad right-of-way.

ALSO EXCEPT those portions thereof conveyed to Puget Sound & Baker River Railroad Corporation by deeds recorded February 19, 1907 under Auditor's File No. 60822 and 60884.

ALSO EXCEPT Lot A, Skagit County Short Plat No. 11-79, approved March 16, 1979 and recorded March 21, 1979 in Volume 3 of Short Plats, page 87, under Auditor's File No. 7903210005, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian.

ALSO EXCEPT that portion of Lot B, SKAGIT COUNTY SHORT PLAT NO. 11-79, approved March 16, 1979, and recorded March 21, 1979, in Volume 3 of Short Plats, page 87, under Auditor's File No. 7903210005, records of Skagit County, Washington in the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian, lying Southwesterly of a line described as follows:

Beginning at the Northeast corner of Lot A in said Skagit County Short Plat No. 11-79;
Thence Southeasterly along the East boundary of said Lot A on a bearing of South 09°23'09" East and said East boundary projected to the South boundary of Lot B of said short plat and the terminus of said line;

ALSO EXCEPT that portion lying within Highway 20.

ALSO EXCEPT that portion deeded to the State of Washington on May 21, 2010, under Auditor's File No. 201005210071.

ALSO EXCEPT that portion thereof lying within the Skagit County road right-of-way known as the Lyman-Hamilton Road.

ALSO EXCEPT that portion conveyed to Skagit County for road purposes by deed recorded as Auditor's File No. 113074.

(Also known as Lot B, Skagit County Short Plat No. 11-79, approved March 16, 1979 and recorded March 21, 1979 in Volume 3 of Short Plats, page 87, under Auditor's File No. 7903210005, records of Skagit County, Washington; being a portion of the Northwest Quarter of the Northwest Quarter of Section 15, Township 35 North, Range 6 East of the Willamette Meridian).

Situated in Skagit County, Washington.

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EXHIBIT B

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1. 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 Short Plat No. 11-79 recorded March 21, 1979 as Auditor's File No. 7903210005.

2. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS PROPERTY DESIGNATED AGRICULTURAL RESOURCE LANDS BY SKAGIT COUNTY.

Executed By: David G. Ridenhour

Recorded: February 5, 1997

Auditor's No.: 9702050011

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

3. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Executed By: David G. Ridenhour

Recorded: April 28, 2003

Auditor's No.: 200304280169

Regarding: Special Flood Hazard Area

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice.

4. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resources Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded July 18, 2017 as Auditor's File No. 201707180094 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

5. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 30, 2020, as Auditor's File No. 202009300171.

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