

**RECORDING REQUESTED BY AND
AFTER RECORDING, RETURN TO:**

Emily V. Karr
STOEL RIVES LLP
760 SW Ninth Avenue, Suite 3000
Portland, OR 97205

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

GRANTORS: J. KEITH FITZ-GERALD and NORIKO HARADA FITZ-GERALD, husband
and wife

GRANTEE: J. KEITH FITZ-GERALD, a married man, as his separate property

ABBREVIATED LEGAL DESCRIPTION:

Portion of Government Lot 1, Section 12, T34N, R1E, W.M.

As further described on attached **Exhibit A** attached hereto and incorporated herein
by this reference.

ASSESSOR'S PROPERTY TAX PARCEL ACCOUNT NUMBER(S): P19212

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Bridget Ibarra
Affidavit No. 2021-51
Date 01/06/2021

WARRANTY DEED

J. KEITH FITZ-GERALD and NORIKO HARADA FITZ-GERALD, husband and wife (collectively, "**Grantors**"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, hereby convey and warrant to J. KEITH FITZ-GERALD, a married man, as his separate property ("**Grantee**"), the following described real property situated in Skagit County, State of Washington, more particularly described as follows:

THAT PORTION OF GOVERNMENT LOT 1, SECTION 12, TOWNSHIP 34 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST ROAD MARGIN OF HEART LAKE COUNTY ROAD THAT IS 50 FEET NORTH (AS MEASURED AT RIGHT ANGLES) OF THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE NORTHWESTERLY ALONG THE WEST LINE OF SAID COUNTY ROAD, 650 FEET; THENCE SOUTH 88-34-30 WEST, 370 FEET, MORE OR LESS, TO THE SHORE OF LAKE ERIE; THENCE SOUTHEASTERLY ALONG SAID SHORELINE TO A POINT WEST OF THE POINT OF BEGINNING; THENCE EAST ALONG A LINE PARALLEL WITH AND 50 FEET NORTH OF THE SOUTH LINE OF SAID GOVERNMENT LOT 1, TO THE POINT OF BEGINNING.

This conveyance is subject the items specifically set forth on Exhibit "A" attached hereto.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed as of the 28 day of December, 2020.

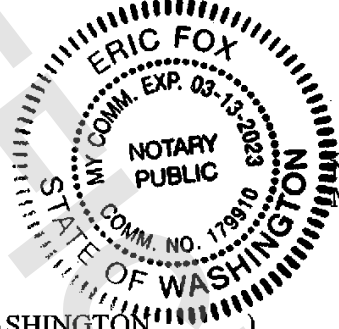
GRANTORS:


J. KEITH FITZ-GERALD


NORIKO HARADA FITZ-GERALD

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

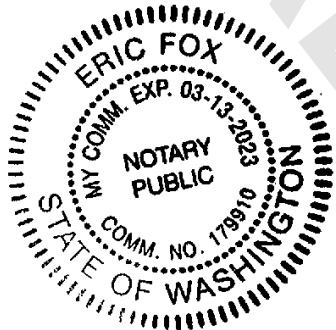
This record was acknowledged before me on December 28th, 2020, by J. KEITH FITZ-GERALD.



[Signature]
Notary Public for the State of Washington
My commission expires: 03-13-2023

STATE OF WASHINGTON)
COUNTY OF Skagit) ss.

This record was acknowledged before me on December 28th, 2020, by NORIKO HARADA FITZ-GERALD.



[Signature]
Notary Public for the State of Washington
My commission expires: 03-13-2023

EXHIBIT A
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: City of Anacortes
Recorded: September 15, 1967, #704423.
2. Exceptions and reservations contained in deed where by the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils etc.
Grantor: Washington-Land Company, Inc.
Recording No.: 686339
3. Conditional Agreement Sand Filter Sewage System Installation including the terms, covenants and provisions thereof:
Recorded: February 10, 1984, #8402100016
4. As to any portion of land now, formerly or the future covered by water.
5. Record of Survey
Recorded: February 9, 1984, #8402090018
6. City, county or local improvement district assessments, if any.