



202102180096

02/18/2021 01:40 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:
Travis W. Gage
6720 Bridgewater Lane
Sedro Woolley, WA 98284

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

315 Court Street, PO Box 790
Friday Harbor, WA 98250

Escrow No.: 245436774

CHICAGO TITLE
020046003

STATUTORY WARRANTY DEED

THE GRANTOR(S) Paul Geisendorf and Rebecca Geisendorf, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Travis W. Gage, a married person as his separate property

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN. NW SE, 2-35-4E, W.M.

Tax Parcel Number(s): P35695

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2021 701
FEB 18 2021


Amount Paid \$ **9418.32**
Skagit Co. Treasurer
By **HB** Deputy

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: February 4, 2021



Paul Geisendorf

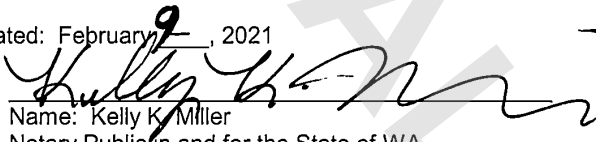


Rebecca Geisendorf

State of WASHINGTON
County of WHATCOM

I certify that I know or have satisfactory evidence that Paul Geisendorf and Rebecca Geisendorf are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 9, 2021



Name: Kelly K Miller

Notary Public in and for the State of WA
Residing at: Mount Vernon,
My appointment expires: 06/16/24

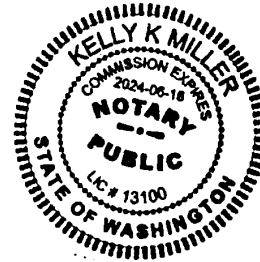


EXHIBIT "A"
Legal Description

That portion of the South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 35 North, Range 4 East W.M., described as follows:

Beginning at the Southeast corner of said Northwest 1/4 of the Southeast 1/4; thence West along the South line thereof a distance of 308 feet; thence North a distance of 153 feet; thence East 314 feet, more or less, to a point on the East line of said subdivision that is 146 feet North of the Southeast corner thereof; thence South along said East line a distance of 146 feet to the point of beginning.

Situate in the County of Skagit, Washington.

EXHIBIT "B"

Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Pope & Talbot, Inc.
Purpose: road
Recording Date: April 11, 1949
Recording No.: 430022
Affects: over, along and across the North 30 feet and South 30 feet thereof
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Betty A. McIlrath, a single person
Purpose: ingress and egress
Recording Date: September 12, 1986
Recording No.: 8609120026
Affects: as described in said instrument
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Betty A. McIlrath, a single woman
Purpose: ingress, egress and utilities
Recording Date: January 23, 1985
Recording No.: 8501230045
Affects: the East 30 feet
4. Lot of Record Certification and the terms and conditions thereof:
Recording Date: June 1, 2020
Recording No.: 202006010115
5. Accessory Dwelling Unit and the terms and conditions thereof:
Recording Date: September 28, 2020
Recording No.: 202009280169
6. City, county or local improvement district assessments, if any.