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03/18/2021 10:43 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Kurt Treftz and Karen Lynn
17878 Cobahud
La Conner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-1092
MAR 15 2021

Amount Paid \$ 300.20
Skagit Co. Treasurer
By *CS* Deputy

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-180673-OE

Statutory Warranty Deed

THE GRANTORS LINDA CLINGAN and MICHAEL TEMPLETON, a married couple on May 22, 1997 the date of acquiring title for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KURT TREFTZ and KAREN LYNN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Tracts 24 and 25 of unrecorded plat of Cobahud Waterfront Tracts

For Full Legal See Attached Exhibit "A"

SUBJECT TO covenants, conditions, restrictions, reservations, agreements and easements of record including but not limited to those shown on Schedule B-1 of Land Title Company's Preliminary Title Commitment No. 01-180673-OE.

Tax Parcel Number(s): 5103-000-024-0000, P129612, S3402340039

Dated March 5, 2021

Linda Clingan
Linda Clingan

Michael Templeton
Michael Templeton

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Linda Clingan and Michael Templeton are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3-12-21

Cheryl A Froehlich
Printed Name Cheryl A Froehlich
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 3-7-24

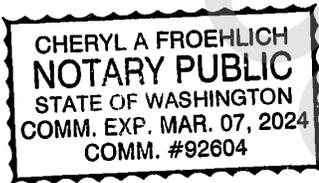


EXHIBIT A

A leasehold interest in the following described property:

Tracts 24 and 25 of the unrecorded Plat of "COBAHUD WATERFRONT TRACTS, SWINOMISH RESERVATION, SKAGIT COUNTY, WASHINGTON", on file with the United States Department of the Interior, Bureau of Indian Affairs, Western Washington Indian Agency, Everett, Washington, and more particularly described as follows:

Beginning at the Southeast corner of Government Lot 4, Section 34, Township 34 North, Range 2 East, W.M.;

thence North 2°31' West along the East line of said Government Lot 4, a distance of 1,190 feet;

thence South 89°47' West, a distance of 20 feet to a point on the West line of the Pull and Be Damned Road and the true point of beginning, (said point being the Southeast corner of said Tract 24);

thence continue South 89°47' West, a distance of 194.7 feet to the East line of a private road as shown on said unrecorded plat;

thence North 21°27'30" West along the East line of said road, a distance of 107.34 feet to the Northwest corner of said Tract 25;

thence North 89°47' East along the North line of said Tract 25, a distance of 229.5 feet to the West line of the Pull and Be Damned Road;

thence South 2°31' East along the West line of said road, a distance of 100 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.