

AFTER RECORDING MAIL TO:

**Andrew and Theresa Jackura
2952 NE 178th Street
Lake Forest, WA 98155**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-183802-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1149
Mar 18 2021
Amount Paid \$5445.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Statutory Warranty Deed

THE GRANTOR Patricia Diane Hammar, Trustee of the S & G Sundquist Family Trust, as Restated March 2, 2000, and as Trustee of the Sylvia J. Sundquist Shelter Trust for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANDREW JACKURA and THERESA JACKURA, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn NW 1/4, 28-35-9 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):
350928-0-001-0007, P44822, 350928-0-003-0005, P44824, 350928-0-006-0002, P44826, 350928-0-012-0301, P44850, 350928-0-013-0003, P44851, 350928-2-001-0003, P44869, 350928-2-002-0002, P44870

Subject to the 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 Commitment, Order No. 01-183802-OE.

Dated **March 17, 2021**

S&G Sundquist Family Trust

Patricia D. Hammer
By: Patricia Diane Hammer, Trustee
PH

STATE OF Washington
COUNTY OF Skagit Snohomish } SS:
RM

I certify that I know or have satisfactory evidence that **Patricia Diane Hammer** ^{*a RM*} signed this instrument, on oath stated that **she** are authorized to execute the instrument and acknowledged it as the **Trustee** of **The S&G Sundquist Family Trust** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 03/17/2021

Rebecca Miller
Printed Name: Rebecca Miller
Notary Public in and for the State of Washington
Residing at Camano Island
My appointment expires: 08-09-24

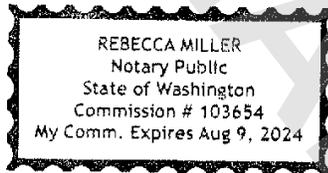


EXHIBIT A

PARCEL "A": (P44822 and P44824)

Government Lot 1 of Section 28, Township 35 North, Range 9 East, W.M.,

EXCEPT road rights of way,

AND EXCEPT that portion of the North 25 feet thereof lying East of the County Road as the same existed on November 10, 1900,

AND ALSO EXCEPT railway right of way conveyed to Seattle and Northern Railway Co. by deed dated December 15, 1899, and recorded in Volume 40 of Deeds, page 176,

AND ALSO EXCEPT the South ½ of the South ½ of said Government Lot 1;

AND ALSO EXCEPT the following described tract:

That portion of Government Lot 1, Section 28, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at the intersection of the North line of said Government Lot 1 and the West line of the railway right of way as conveyed to Seattle and Northern Railway Company by deed dated December 15, 1899 and recorded in Volume 40 of Deeds, page 176;
thence Southerly along the Westerly line of said railway right of way 660 feet, more or less, to the South line of that portion of Government Lot 1 conveyed to I. D. Murray by deed dated September 12, 1924, in Volume 137 of Deeds, page 224;
thence West along the South line of said I. D. Murray tract to the Skagit River;
thence Northwesterly along the Skagit River to the North line of said Government Lot 1;
thence East along the North line of said Government Lot 1 to the point of beginning.

AND ALSO EXCEPT any portion thereof between the West line of the right of way of that certain existing County road (as the same existed on August 2, 1965) and said railroad right of way,

AND ALSO EXCEPT that portion, if any, within the County Road right of way.

Situate in the County of Skagit, State of Washington.

ALTA COMMITMENT

Title Order No.: **01-183802-OE**

EXHIBIT A

PARCEL "B": (P44869 and P44870)

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 9 East, W.M., EXCEPT road rights of way, ALSO EXCEPT the North 25 feet of the West 25 feet thereof, ALSO EXCEPT the North 25 feet of the East 25 feet thereof, AND ALSO EXCEPT the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$.

Situate in the County of Skagit, State of Washington.

PARCEL "C": (P44826)

The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 9 East, W.M., EXCEPT that portion, if any, lying West of the West line of the East 660 feet of Government Lot 3 of said Section, EXCEPT road right of ways.

Situate in the County of Skagit, State of Washington.

PARCEL "D": (P44851)

The North 25 feet of Government Lot 1 lying East of County Road.

TOGETHER WITH the North 25 feet of the West 25 feet of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 28, Township 35 North, Range 9 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "E": (P44850)

The Easterly 50 feet of what was formerly railroad right of way, located in Government Lot 1, Section 28, Township 35 North, Range 9 East, W.M., extending Southerly 720 feet from the South line of that certain conveyance made to Athlene Wright by deed granted from Burlington Northern Inc., dated October 13, 1977, recorded in Skagit County Deed Records, Volume 291, page 547; also,

The Westerly 50 feet of said former right of way lying between two lines parallel to and South 460 feet and 720 feet, respectively, of the South line of said Wright property.

Situate in the County of Skagit, State of Washington.