

AFTER RECORDING MAIL TO:

Casey KB and Gregory V Harwood
5960 Buttram Lane
Anacortes, WA 98221

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-183527-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1375
Mar 31 2021
Amount Paid \$6405.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR CZESIA SMITH, a single woman as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CASEY KB HARWOOD and GREGORY V HARWOOD, a married couple the following described real estate, situated in the County of Skagit, State of Washington

For Full Legal See Attached Exhibit "A"

SUBJECT TO Covenants, Conditions, Restrictions, Provisions, Agreements, Reservations and Easements of record, if any.

Abbreviated Legal:
Ptn SE 1/4 SE 1/4, 13-34-1 E W.M.

Tax Parcel Number(s): 340113-4-009-0106, P19355, 340113-4-009-0205, P19356

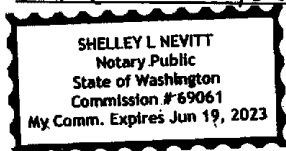
Dated 03-22-2021

Czesia Smith
Czesia Smith

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Czesia Smith is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 22, 2021



Shelley L. Nevitt
Shelley L. Nevitt
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 6-19-2023

EXHIBIT A

PARCEL "A":

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13;
thence North $88^{\circ}12'56''$ West a distance of 250.01 feet along the South line of said North $\frac{1}{2}$ to the true point of beginning;
thence North $1^{\circ}15'18''$ East a distance of 255.01 feet;
thence North $88^{\circ}12'56''$ West a distance of 262.69 feet;
thence South $1^{\circ}26'12''$ West a distance of 255.00 feet;
thence East 263.51 feet along the South line of said North $\frac{1}{2}$ to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Southeast corner of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13;
thence North $88^{\circ}12'56''$ West a distance of 250.01 feet to the Southeast corner of a tract conveyed to Bill J. Buttram, et ux, by deed dated April 5, 1976, recorded April 13, 1976, under Auditor's File No. 833257, records of Skagit County, Washington;
thence North $1^{\circ}15'18''$ East along the East line of said Buttram tract and said East line extended North a distance of 348.52 feet;
thence South $88^{\circ}12'56''$ East 250.01 feet to the East line of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 13;
thence South along said East line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An easement for ingress and egress and utilities, over, along, under and across a 60 foot strip of land lying within the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 34 North, Range 1 East, W.M., the centerline of which is described as follows:

Beginning at the Northeast corner of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence South $1^{\circ}15'18''$ West along the East line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 30.00 feet to the true point of beginning and the Easterly terminus of aforesaid centerline;
thence North $88^{\circ}05'58''$ West, parallel with the North line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 250.01 feet;
thence South $1^{\circ}15'18''$ West, parallel with the East line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 371.34 feet;
thence North $88^{\circ}12'56''$ West, parallel with the South line of said Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 262.69 feet to the East line of the West 150.00 feet of the aforesaid Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, said point being the Westerly terminus of the aforesaid centerline,

EXCEPT that portion lying within the boundaries of Parcels "A" and "B" above,

ALSO EXCEPT that portion of said easement lying North of the following described line:

Beginning at the Northeast corner of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 13, Township 34 North, Range 1 East, W.M., which corner is a distance of 1,311.68 feet North $1^{\circ}15'18''$ East from the Southeast corner of Section 13, Township 34 North, Range 1 East, W.M.;

thence South $89^{\circ}18'01''$ West 740.00 feet.

Situate in the County of Skagit, State of Washington.