

When recorded return to:
Alyson Howisey and Justin Huerter
17184 Lake View Boulevard
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620044102

CHICAGO TITLE
020044102

STATUTORY WARRANTY DEED

THE GRANTOR(S) Hanson Lakeview LLC, a Washington Limited Liability Company

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Alyson Howisey and Justin Huerter, a married couple

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.)

Lot(s): Ptn. 45 and 46, Cheasty's Big Lake Tracts tgw tidelands

Tax Parcel Number(s): P64438 / 3882-000-046-0003, P29985 / 340436-0-085-2008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1643

Apr 16 2021

Amount Paid \$8005.00
Skagit County Treasurer
By Josie L Bear Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: April 15, 2021

Hanson Lakeview LLC

BY: James C. Hanson
James C. Hanson
Managing MemberBY: Jacky L. Hanson
Jacky L. Hanson
Managing MemberState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that James C. Hanson and Jacky L. Hanson are the persons who appeared before me, and said persons acknowledged that they signed this instrument, on oath stated that they were authorized to execute the instrument and acknowledged it as Managing Member and Managing Member, respectively, of Hanson Lakeview LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

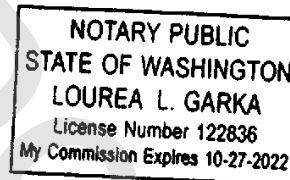
Dated: April 15, 2021Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Bellingham
My appointment expires: 10/27/2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P64438 / 3882-000-046-0003 and P29985 / 340436-0-085-2008

THE NORTH HALF OF TRACT 46 AND THE SOUTH HALF OF TRACT 45, PLAT OF CHEASTY'S BIG LAKE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS, PAGE 49, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH IN AND TO THE SHORELANDS IN FRONT OF, ADJACENT TO OR ABUTTING THE SOUTH 1/2 OF TRACT 45 AND THE NORTH 1/2 OF TRACT 46, PLAT OF CHEASTY'S BIG LAKE TRACTS, ACCORDING TO THE PLAT RECORDED IN VOLUME 4 OF PLATS.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

EXHIBIT "B"
Exceptions

1. Rights, as disclosed by instrument, including the terms, covenants and provisions thereof
Recording Date: August 18, 1970
Recording No.: 742540
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.