

When recorded return to:

Daniel Matthaehi Rhudy and Jennifer Anne Rhudy
22904 Bumblebee Lane
Mount Vernon, WA 98273

GNW 21-10439

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alice K. West, as her separate estate and as surviving spouse of Douglas A. West, deceased,
PO Box 1552, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Daniel Matthaehi Rhudy and Jennifer Anne Rhudy, a married couple

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Ptn. Lots 7 and 14, Block 6, and Ptn. Lots 2 and 9, Block 3 BINGHAM
ACERAGE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may
appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B"
attached hereto

Tax Parcel Number(s): P62233 and P62225

Dated: 4-22-21

Alice K. West
Alice K. West

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1730

Apr 22 2021

Amount Paid \$20465.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10439-TJ

Page 1 of 6

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 16th day of April, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

Order No.: 21-10439-TJ

Page 2 of 6

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 22904 Bumblebee Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): P62233 and P62225

Property Description:

PARCEL "A":

Lot 14, Block 6, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington.

Situated in Skagit County, Washington.

PARCEL "B":

The South 38.71 feet of Lot 7, Block 6, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24 records of Skagit County Washington.

Situated in Skagit County, Washington.

PARCEL "C":

The West 1 (one) foot and the East 20.00 feet of Lot 7, Block 6, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24 records of Skagit County Washington, EXCEPT the South 38.71 feet thereof.

TOGETHER WITH that portion of the right-of-way which, upon vacation, attached to the North line of said Lot 7 and which lies West of the Southerly prolongation of the East line of the West 3.43 feet of Lot 9, Block 3, "BINGHAM ACREAGE".

TOGETHER WITH a non-exclusive easement over, under, and through the East 14.00 feet of the West 15.00 feet of said Lot 7, including that portion of the vacated right-of-way adjacent to the North line thereof which lies West of the Northerly prolongation of the East line of the West 15.00 feet of said Lot 7 for construction, maintenance, and operation of a water line to be installed within the above described parcel, EXCEPT the South 38.71 feet of said Lot 7.

Situated in Skagit County, Washington.

PARCEL "D":

The East 1 (one) foot of the West 3.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24 records of Skagit County Washington, EXCEPT the North 10.00 feet thereof.

Situated in Skagit County, Washington.

PARCEL "E":

Beginning at the Northeast corner of the West 2.43 feet of Lot 2, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24 records of Skagit County Washington; thence North 89°33'49" East along the North line of said Lot 2, a distance of 3.00 feet; thence South 0°02'20" East, a distance of 3.00 feet; thence South 155°2'34" East, a distance of 7.29 feet to the point of

Statutory Warranty Deed
LPB 10-05

intersection of the East line of the West 3.43 feet of said Lot 2 with the South line of the North 10 feet of said Lot 2; thence South 89°33'49" West, a distance of 1.00 feet to the East line of the West 2.43 feet of said Lot 2; thence North 0°02'20" West along said East line a distance of 10.00 feet to the point of beginning.

TOGETHER WITH a non-exclusive easement over, under and through the East 15.00 feet of the West 17.43 feet of said Lot 2 for construction, maintenance, and operation of a water line.

Situated in Skagit County, Washington.

PARCEL "F":

The East 1 (one) foot of the West 3.43 feet of Lot 9, Block 3, "BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 24 records of Skagit County Washington.

TOGETHER WITH that portion of the right-of-way which, upon vacation, attached to the South line of said Lot 9 and which lies between the Southerly projection of the sidelines of the hereinabove described 1 (one) foot strip.

TOGETHER WITH a non-exclusive easement over, under, and through the East 15.00 feet of the West 17.43 feet of said Lot 9, including that portion of the vacated right-of-way lying between the Southerly projection of the sidelines of said 15.00 foot strip for construction, maintenance, and operation of a water line.

Situated in Skagit County, Washington.

PARCEL "G":

Lot 7, Block 6, BINGHAM ACREAGE, according to the plat thereof, recorded in Volume 4 of Plats, page 24, records of Skagit County, Washington;

EXCEPT the South 38.71 feet thereof;

AND EXCEPT the West 1 foot and the East 20 feet of the remainder;

AND ALSO EXCEPT the right-of-way which would attached to said Lot 7 as vacated by Auditor's File No. 9511140028, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

21-10439-TJ

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named BINGHAM ACREAGE, SKAGIT COUNTY, WASHINGTON recorded September 7, 1920 as Auditor's File No. Volume 4 of Plats, Page 24.

2. Public and/or private easements, if any, lying within those vacated portions of streets.

3. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 28, 1995

Auditor's No(s): 9504280113, records of Skagit County, Washington

In favor of: Leonard W. Halverson and Jeanne A. Halverson, husband and wife

For: Ingress, egress and utilities

Affects: The West 20 feet of Lot 7, Block 6

4. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: April 28, 1995

Auditor's No(s): 9504280111, records of Skagit County, Washington

In favor of: James F. Friedrichs

For: Ingress, egress and utilities

Affects: The East 20 feet of Lot 7, Block 6

5. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: June 12, 1995

Auditor's No(s): 9506120098, records of Skagit County, Washington

In favor of: Jim Friedrichs

For: Ingress, egress and utilities

Affects: The East 20 feet of Lot 7

6. Terms, conditions, and restrictions of that instrument entitled Lot Certification Application;

Recorded: July 20, 1995

Auditor's No(s): 9507200092, records of Skagit County, Washington

Affects: Lot 7, Block 6

7. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded March 6, 1996 under Auditor's File No. 9603060038 and 9603060041.

8. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 6, 1996

Auditor's No(s): 9603060044, records of Skagit County, Washington

In favor of: James F. Friedrichs

For: Water line

Affects: The East 14 feet of the West 15 feet of Lot 7, Block 6

9. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: March 6, 1996

Auditor's No(s): 9603060046, records of Skagit County, Washington

In favor of: James Friedrichs

For: Water line

Affects: The West 14 feet of the North 41.25 feet of the South 79.96 feet in Lot 7, Block 6

Statutory Warranty Deed
LPB 10-05

Order No.: 21-10439-TJ

Page 5 of 6

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded July 17, 1996 as Auditor's File No. 9607170136,.

11. Easement, including the terms and conditions thereof, granted by instrument(s);

Recorded: July 5, 1996

Auditor's No(s): 9607050006, records of Skagit County, Washington

In favor of: Jim Friedrichs

For: Water line

Affects: The North 15 feet of Lot 7, Block 6

12. Agreement, including the terms and conditions thereof; entered into;

By: Don Garland and Lynn J. Miner

And Between: Public Utility District #1

Recorded: August 6, 1996

Auditor's No.: 9608060037, records of Skagit County, Washington

Providing: Terms for installation of water service

13. Lot certification, including the terms and conditions thereof, recorded February 21, 2007 as Auditor's File No. 200702210057. Reference to the record being made for full particulars. The company makes no determination as to its affects.