

AFTER RECORDING MAIL TO:

**Adrian Cronn, Sarah Cailotto
4228 Meins Road
Sedro Woolley, WA 98284**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-184641-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2419
May 28 2021
Amount Paid \$7605.00
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTOR JAMES PAUL GULDEN and SHARI LEANN GULDEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Sarah Cailotto, a single person and Adrian Cronn, a single person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

NW NE And SW NE, 26-36-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P105693, 360426-1-001-0300, P103613 360426-0-004-0302

Subject to all 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 Commitment No. 01-184641-OE.

Dated May 26, 2021

(Attached to Statutory Warranty Deed)

James Paul GuldenShari Leann GuldenSTATE OF Washington
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that James Paul Gulden and Shari Leann Gulden is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

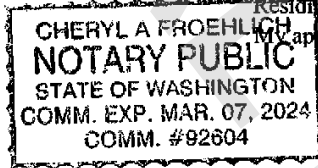
Dated: 5-27-21Cheryl A Froehlich
Printed Name
Notary Public in and for the State of WashingtonResiding at Sedro Woolley
My appointment expires: 3-2-24

EXHIBIT A**PARCEL "A":**

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $89^{\circ}25'40''$ East 330.00 feet along the South line of said subdivision to the Southeast corner of that certain tract described in Statutory Warranty Deed to James and Pamela Carpenter, husband and wife, recorded under Skagit County Auditor's File No. 8303240040 and being the true point of beginning;
thence North $0^{\circ}21'00''$ West 371.49 feet along the East line of said Carpenter Tract, (being parallel with the West line of said subdivision);
thence North $89^{\circ}25'40''$ East 323.24 feet parallel with the South line of said subdivision to the Westerly margin of that certain 30.00 foot wide Right of Way Easement to Jesse Galbreath et al, recorded under Skagit County Auditor's File No. 759060;
thence along said Westerly right of way line South $16^{\circ}35'44''$ West 327.60 feet;
thence South $13^{\circ}07'03''$ East 59.91 feet to the South line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26;
thence South $89^{\circ}25'40''$ West 241.00 feet along said South line to the true point of beginning.

PARCEL A-1:

TOGETHER WITH that certain 30.00 foot wide right of way easement for ingress, egress, and utilities as described in said Right of Way Deed to Galbreath et al recorded under Skagit County Auditor's File No. 759060.

TOGETHER WITH a 60.00 foot wide easement for ingress, egress and utilities being approximately centered along the existing gravel driveway (being the roadway previously referred to by Right of Way Deed recorded under Auditor's File No. 759060). The centerline being more particularly described as follows:

Beginning at the Northeast corner of Tract "A" as shown on that certain Record of Survey Map recorded in Volume 1 of Surveys, page 122, records of Skagit County, Washington (also being the centerline of a 30.00 foot wide easement for road and utilities shown thereon);
thence North $13^{\circ}07'03''$ West 59.27 feet;
thence North $16^{\circ}35'44''$ East 117.38 feet to the North line of the South 170.00 feet of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M., and the terminus of said centerline.

Situate in the County of Skagit, State of Washington.

ALTA COMMITMENTTitle Order No.: **01-184641-OE****EXHIBIT A****PARCEL "B":**

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M., (also being a portion of Parcel "A" of that certain Record of Survey Map recorded in Volume 12 of Surveys, pages 125 and 126, records of Skagit County, Washington) being more particularly described as follows:

Beginning at the Northwest corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $89^{\circ}25'40''$ East, 330.00 feet along the North line of said subdivision to the Southeast corner of that certain tract described in Statutory Warranty Deed to James and Pamela Carpenter, husband and wife, recorded under Skagit County Auditor's File No. 8303240040, and being the true point of beginning;
thence South $8^{\circ}47'55''$ East, 57.74 feet to an old fence line corner;
thence along the remains of an old fence line as follows: North $89^{\circ}31'39''$ East, 70.96 feet;
thence South $86^{\circ}34'52''$ East, 28.98 feet;
thence North $87^{\circ}12'31''$ East 54.48 feet;
thence South $88^{\circ}04'30''$ East, 41.91 feet to the East end of said old fence line;
thence continue South $88^{\circ}04'30''$ East, 65.75 feet to the East line of that certain tract described in Statutory Warranty Deed to Dennis and Margaret Anderson, husband and wife, recorded under Skagit County Auditor's File No. 9201230088;
thence North $13^{\circ}07'03''$ West, 63.38 feet along said East line to the Northeast corner thereof;
thence South $89^{\circ}25'40''$ West, 256.37 feet along the North line of said Anderson Tract (also being the North line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 26, Township 36 North, Range 4 East, W.M.) to the true point of beginning.

Situate in the County of Skagit, State of Washington.