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06/02/2021 03:19 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

After Recording Mail to:

Name STILES & LEHR INC., P.S.
Address: P.O. Box 228
City/State: Sedro-Woolley, WA 98284

2021-2491
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUN 02 2021

Amount Paid \$15,392.00
Skagit Co. Treasurer
By 108 Deputy

Grantor(s): Juleen Perusek, Successor Trustee of The Wibbelman Family Revocable Trust dated September 29, 2020
Grantee(s): UTW Investment, LLC, a Washington limited liability company
Legal: E 235FT OF N1/2 GOVT LOT 8, SEC 18, TOWNSHIP 34N, RANGE 4E
Tax Parcel #: 340418-0-070-0001 / P26152

STATUTORY WARRANTY DEED

THE GRANTORS, JULEEN PERUSEK, Successor Trustee of THE WIBBELMAN FAMILY REVOCABLE TRUST DATED SEPTEMBER 29, 2020, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other valuable consideration in hand paid, conveys and warrants to UTW INVESTMENT, LLC, a Washington limited liability company, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein:

Skagit Co. Tax No. 340418-0-070-0001 / P26152

PARCEL A:

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point in an old fence line, which point is South 89°20'30" West 234 feet from the East line of Government Lot 8 and 330.8 feet South of the Northeast corner thereof;
Thence South 190 feet to the true point of beginning;
Thence continuing South 118.5 feet more or less to the North line of the county road;

Thence East along the North line of the county road a distance of 85 feet;
Thence North 108.5 feet, more or less, to a point East of the true point of beginning;
Thence West 85 feet to the true point of beginning.

EXCEPT that portion, if any, lying within the right of way of the Pacific Northwest Traction Company, Inc.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 8 in Section 18, Township 34 North, Range 4 East of the Willamette Meridian, lying Westerly of the abandoned right of way of the Pacific Northwest Traction Company, North of the road known as Alder Lane and South of the following described line:

Beginning at a point in an old fence line which is South 89°20'30" West 234 feet from a point the East line of said Government Lot 8 which is 330.8 feet South of the Northeast corner thereof;
Thence South 190 feet to the true point of beginning of the line to be described;
Thence East to the West line of Riverside Drive (formerly State Highway 99), and the terminal point of the line being described;

EXCEPT from all of the above, the following described tract:

Beginning at a point in an old fence line, which point is South 89°20'30" West 234 feet from a point on the East line of Government Lot 8 and 330.8 feet South of the Northeast corner thereof;
Thence South 190 feet to the true point of beginning;
Thence continuing South 118.5 feet more or less to the North line of the road known as Alder Lane;
Thence East along the North line of said road a distance of 85 feet;
Thence North 118.5 feet, more or less, to a point East of the true point of beginning;
Thence West 85 feet to the true point of beginning.

Situated in Skagit County, Washington.

