

**AFTER RECORDING MAIL TO:**

**Noah Gundersen, Misha Warner-Haggett  
5728 N Fork Road  
Deming, WA 98244**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-184743-OE**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2021-2517  
Jun 03 2021  
Amount Paid \$7061.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

**Statutory Warranty Deed**

**THE GRANTOR DONALD J. WILKINS and DUANA FRANCES DOTINGA WILKINS, husband and wife** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **NOAH GUNDERSEN, an unmarried person and MISHA WARNER-HAGGETT, an unmarried person** the following described real estate, situated in the County of **Skagit, State of Washington**

Abbreviated Legal:  
**SE NE, 16-34-4 E W.M.**

**For Full Legal See Attached Exhibit "A"**

Tax Parcel Number(s):  
**P24937, 340416-0-023-0001**

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. 01-184743-OE.

Dated           **June 1, 2021**

(Attached to Statutory Warranty Deed)

[Signature]  
Donald J. Wilkins

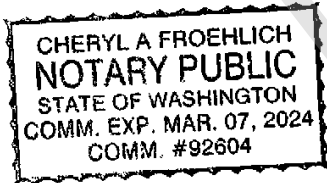
[Signature]  
Duana Frances Dotinga Wilkins

STATE OF Washington  
COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that **Donald J. Wilkins and Duana Frances Dotinga Wilkins** are the person(s) who appeared before me, and said person(s) acknowledged that **they** signed this instrument and acknowledge it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-2-21

[Signature]  
Printed Name: Cheryl A Froehlich  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley  
My appointment expires: 2-7-24



**EXHIBIT A**

That portion of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the West line of McLaughlin Road and the North line of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence South along the West line of said McLaughlin Road a distance of 96.5 feet;  
thence West parallel to the North line of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  a distance of 100 feet;  
thence North 96.5 feet to the North line of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence East along the North line of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.