

When recorded return to:

Garrett Straathof and Allison Straathof
24221 Martin Road
Sedro-Woolley, WA 98284

GNW 21-11098

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Kevin O'Bryan and Vicky Fay O'Bryan, husband and wife, 30142 Walberg Road, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Garrett Straathof and Allison Straathof, husband and wife

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 of 19-36-5E, W.M.; NW (aka Lot 49 of Kamala Inc. Survey 1/85)

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): P51035

Dated: 5 JUNE 15, 2021
James Kevin O'Bryan
James Kevin O'Bryan
Vicky Fay O'Bryan
Vicky Fay O'Bryan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2720
Jun 16 2021
Amount Paid \$13078.00
Skagit County Treasurer
By Heather Beauvais Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

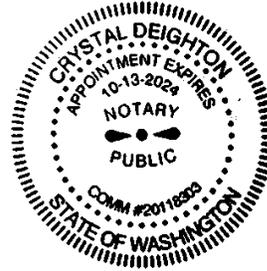
I certify that I know or have satisfactory evidence that James Kevin O'Bryan and Vicky Fay O'Bryan is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 15 day of June, 2021

Crystal Deighton
Signature

PERSON Assistant
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 24221 Martin Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P51035

Property Description:

The Land referred to herein below is situated in the County of Skagit, State of Washington, and is described as follows:

That portion of the Northwest 1/4 of Section 19, Township 36 North, Range 5 East, W.M., in Skagit County, Washington, described as follows:

Beginning at The Southwest Corner of Said Subdivision;
Thence North 5° 19' 33" West along the West Line of said Subdivision 1,374.36 Feet to the point of beginning;
Thence continuing North 5° 19' 33", West 360.00 Feet;
Thence South 85° 27' 52" East Parallel with the North Line of said Subdivision, 571.29 Feet;
Thence South 0° 32' 37" East, 252.24 Feet;
Thence South 88° 16' 01" East, 217.24 Feet;
Thence South 58° 25' 29" East, 13.06 Feet;
Thence South 20° 54' 29" East, 119.73 Feet;
Thence North 85° 27' 52" West, 812.01 Feet to the point of beginning.

(More commonly known as Parcel No. 49, Thunder Creek, Being a Survey filed in Volume 1 Of Surveys, page 85, under Auditor's File No. 805666, records of Skagit County, Washington, and as Supplemented by Map filed in Volume 1 of Surveys, Page 110, under Auditor's File No. 809463, records of Skagit County, Washington.)

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land lying in the West of Section 19, Township 36 North, Range 5 East, W.M., which is 60.00 feet in width, being 30.00 feet on both sides of the following described line:

Beginning at the Southwest corner of Government Lot 3 in said section;
thence North 0° 17' 36" East along the West line of said Section, 30.33 feet to the point of beginning;
thence Northerly the following courses and distances; North 59° 27' 49" East 242.43 feet; North 34° 30' 21" East 254.74 feet;
North 11° 05' 01" East 416.22 feet; North 8° 14' 41" East 628.27 feet; North 17° 38' 56" East 117.83 feet; North 35° 18' 26" East 207.71 feet;
North 26° 20' 26" East 157.83 feet; North 4° 58' 01" East 326.90 feet; North 8° 11' 29" West 388.04 feet; North 20° 54' 29" West 215.68 feet;
North 58° 25' 29" West 13.06 feet to a point which bears South 34° 43' 29" East from the Northwest corner of said Section and the terminus of said easement, said terminus having a 45.00 foot turnaround radius,

EXCEPT any portion of said easement lying within the above main tract.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
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EXHIBIT B

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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 Kamala Inc Survey in Volume 1 of Surveys Page 85, recorded September 3, 1974 as Auditor's File No. 805666.

2. Declaration of easement, affecting a portion of subject property including terms and provisions thereof granted by Victor Huddle & Shirley Huddle, husband and wife recorded September 25, 1974 as Auditor's File No. 807850.

See document for particulars.

3. 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 Kamala Inc, Survey in Volume 1 Page 110 recorded October 30, 1974 as Auditor's File No. 809463.

Said instrument was modified by instrument recorded April 30, 1976, under Auditor's File No. 834176.

4. Declaration of easement, affecting a portion of the subject property for the purpose of ingress egress and utilities, including the terms and provisions thereof granted to Kamala, Inc. recorded December 10, 1974 as Auditor's File No. 811045.

Said instrument was modified by instrument recorded April 30, 1976, under Auditor's File No. 834176.

5. 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 Victor Huddle Survey recorded October 28, 1980 as Auditor's File No. 8010280041.

6. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 22, 1988, as Auditor's File No. 8803220069.

7. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded November 27, 1990, as Auditor's File No. 9011270086.

8. Terms and conditions of Low Flow Mitigation Summary, recorded September 26, 2002 as Auditor's File No. 200209260097.

9. Easement, affecting a portion of subject property for the purpose of ingress egress and utilities including terms and provisions thereof granted to James Kevin O'Bryan and Vicky Fay O'Bryan, husband and wife recorded September 10, 2002 as Auditor's File No. 200209100207

Statutory Warranty Deed
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