

When recorded return to:

Cynthia A. Bogatzki Doussard and James Kevin Doussard
728 Evans Drive
Sedro-Woolley, WA 98284

200775-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Catherine Gail Wheeler, who acquired title as Cathy Matson, who also appears of record as Catherine G. Pollard-Arntzen and Michael E. Wheeler, a married couple**

for and in consideration of FIVE HUNDRED TEN THOUSAND AND 00/100 Dollars (\$510,000.00)

in hand paid, conveys, and warrants to **Cynthia A. Bogatzki Doussard and James Kevin Doussard, a married couple**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

PTN TRACT 25, BURLINGTON ACREAGE PROPERTY

Tax Parcel Number(s): 3867-000-025-0700/P62438

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2806

Jun 21 2021

Amount Paid \$8183.00
Skagit County Treasurer
By Heather Beauvais Deputy

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 200775-LT.

(attached to Statutory Warranty Deed)

Dated: June ~~21~~, 2021
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M. Wheeler
Michael E. Wheeler

C. Wheeler
Catherine Gail Wheeler

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Michael E Wheeler and Catherine Gail Wheeler 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: 18 day of June, 2021

Cheryl A Froehlich
Signature

Notary
Title

My appointment expires: 3-7-24

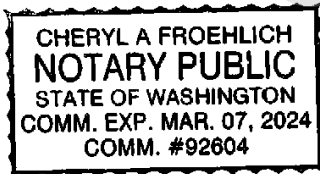


Exhibit A

That portion of Tract 25, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington.

TOGETHER WITH that portion of Gardner Road as vacated by Skagit County Commissioners Resolution No. 3939, Commissioners File No. 11597, described as follows:

Beginning at the Southwest corner of said Tract 25;
thence North along the West line of said Tract 25, 300 feet to the Northwest corner of that certain tract conveyed to Elma E. Bounds, a single woman, by Deed dated August 14, 1956, recorded October 17, 1956, under Auditor's File No. 542999 and the true point of beginning;
thence North 89°39'49" East along the North line of said Bounds Tract 94 feet;
thence North 0°41'28" West 100.08 feet;
thence South 89°42'28" West 120.43 feet to the West line of vacated Gardner Road as noted above;
thence South 0°43'44" East along the West line of said vacated Gardner Road 100.18 feet;
thence North 89°39'49" East 26.36 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.