

When recorded return to:
Jennifer Bunke and Steve La Flam
23521 Prairie Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2818

Jun 22 2021

Amount Paid \$15409.80

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620047747

CHICAGO TITLE CO.
620047747

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale Wolters and Amy Wolters, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) . and other valuable consideration
in hand paid, conveys, and warrants to Jennifer Bunke and Steve La Flam, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF


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

Ptn. SE SW, 24-36-4E, W.M.

Tax Parcel Number(s): P49811 / 360424-0-010-0004

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)Dated: June 15, 2021
Dale Walters
Amy WaltersState of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

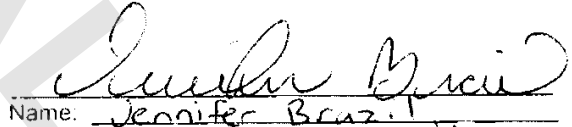
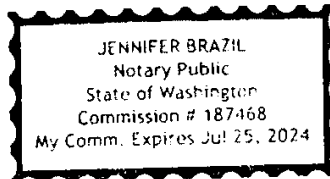
Dale Walters and Amy Walters
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: June 21, 2021
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P49811 / 360424-0-010-0004

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 36 North, Range 4 East, W.M., described as follows:

BEGINNING on the South line of Section 24 at the East line of County Road running through the Southwest 1/4 of Section 24;

thence East 40 rods;

thence North to the North line of the Southeast 1/4 of the Southwest 1/4;

thence West to the East line of County Road;

thence South to the point of beginning;

Except the following described tract:

The North, 450 feet of the West, 300 feet of that portion of said Southeast 1/4 of the Southwest 1/4 lying East of a line 5 1/2 rods East of the West line of said subdivision;

Also Except that portion of said premises lying within the County Road known as Prairie Road or Kalloch Road and Upper Samish Road;

And also Except the following described parcel:

BEGINNING at the Southeast corner of the North, 140 feet of the West, 300 feet of the Southeast 1/4 of the Southwest 1/4, Except the West, 90.75 feet thereof in Section 24, Township 36 North, Range 4 East, W.M., as conveyed to Cody Corfe, a single man, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 201205240066 (herein described as the 'Corfe Parcel');

thence Easterly parallel to the North line of the said Southeast 1/4 of the Southwest 1/4 of said Section 24, Township 36 North, Range 4 East, W.M., to the East line of that parcel conveyed to Blake Gross and Joey Gross, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 200712190072;

thence Northerly along said East line to the North line of said Southeast 1/4 of the Southwest 1/4 of said Section 24, Township 36 North, Range 4 East, W.M.;

thence Westerly along the said North line to the Northeast corner of the above described Corfe parcel;

thence Southerly along the East line of the Corfe parcel to the point of beginning.

And also Except that portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 36 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of the Southwest 1/4 of said Section 24, (Southwest Section corner);

EXHIBIT "A"
Legal Description
(continued)

Thence South 87° 56' 50" East along the South line of said Southwest 1/4 for a distance of 1,641.96 feet, more or less, to the Southerly projection of the Easterly right-of-way margin of Upper Samish Road; thence North 0° 10' 59" East along said Easterly line for a distance of 870.43 feet, more or less, to the Southwest corner of that certain parcel conveyed to David W. Bryson and Diane Bryson, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File No. 200103070094;

thence South 87° 56' 11" East along the South line of said Bryson parcel for a distance of 223.45 feet, more or less, to the Southeast corner thereof;

thence North 2° 14' 10" East along the East line of said Bryson parcel for a distance of 310.00 feet, more or less, to the Northeast corner thereof, also being the Southwest corner of that certain parcel conveyed to Cody Corfe by Quit Claim Deed recorded under Skagit County Auditor's File No. 201407290113;

thence South 87° 56' 11" East along the South line of said Code parcel parallel with the North line of said Southeast 1/4 of the Southwest 1/4 for a distance of 35.00 feet to the true point of beginning;

thence continue South 87° 56' 11" East along said South line of said Code parcel for a distance of 463.96 feet, more or less, to the Southeast corner thereof, also being the East line of that certain parcel conveyed to Dale and Amy Wolters, husband and wife, by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 201412050032;

thence South 2° 03' 10" West along said East line for a distance of 101.85 feet;

thence North 87° 56' 11" West for a distance of 426.38 feet, more or less, to a point bearing South 0° 36' 05" West from the true point of beginning;

thence North 0° 36' 05" East for a distance of 101.89 feet, more or less, to the true point of beginning.

And also Except that portion of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 36 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southwest corner of the Southwest 1/4 of said Section 24, (Southwest Section corner); thence South 87° 56' 50" East along the South line of said Southwest 1/4 for a distance of 1,641.96 feet, more or less, to the Southerly projection of the Easterly right-of-way margin of Upper Samish Road;

thence North 0° 10' 59" East along said Easterly line for a distance of 870.43 feet, more or less, to the Southwest corner of that certain parcel conveyed to David W. Bryson and Diane Bryson, husband and wife, by Quit Claim Deed recorded under Skagit County Auditor's File No. 200103070094 and being the true point of beginning.

thence South 87° 56' 11" East along the South line of said Bryson parcel for a distance of 223.45 feet, more or less, to the Southeast corner thereof;

thence North 2° 14' 10" East along the East line of said Bryson parcel for a distance of 310.00 feet, more or less, to the Northeast corner thereof, also being the Southwest corner of that certain parcel

EXHIBIT "A"Legal Description
(continued)

conveyed to Cody Corfe by Quit Claim Deed recorded under Skagit County Auditor's File No. 201407290113;

Thence South 87° 56' 11" East along the South line of said Corfe parcel parallel with the North line of said Southeast 1/4 of the Southwest 1/4 for a distance of 35.00 feet;

thence South 0° 36' 05" West for a distance of 350.12 feet;

thence North 87° 56' 11" West for a distance of 267.00 feet, more or less, to said Easterly margin of Upper Samish Road at a point bearing South 0° 10' 59" West from the true point of beginning;

thence North 0° 10' 59" East along said Easterly margin for a distance of 40.02 feet, more or less, to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Low Flow Mitigation Summary, including the terms, covenants and provisions thereof
Recording Date: November 23, 1998
Recording No.: 9811230065
2. Title Notification, including the terms, covenants and provisions thereof
Recording Date: February 22, 1999
Recording No.: 9902220175
3. Lot Certification, including the terms, covenants and provisions thereof
Recording Date: November 5, 2007
Recording No.: 200711050176
4. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
Recording Date: July 29, 2014
Recording No.: 201407190113
5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Puget Sound Energy, Inc.
Purpose: Electric transmission and/or distribution line
Recording Date: November 30, 2017
Recording No.: 201711300050
6. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
Recording No: 201712080075
7. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
Recording Date: January 10, 2018
Recording No.: 201801100110

EXHIBIT "B"Exceptions
(continued)

8. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
- Recording Date: August 20, 2018
Recording No.: 201808200179
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey.
- Recording No: 201808290019
10. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
11. City, county or local improvement district assessments, if any.