

When recorded return to:

Neil Kocalis
52919 State Route 20
Rockport, WA 98283Filed for Record at Request of
Curtis, Casteel & Palmer, PLLC
Escrow Number: 210321M

GNW 21-11779

Statutory Warranty Deed

THE GRANTOR Kaitlin M. Goodsell, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Neil Kocalis, a single man

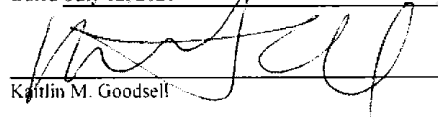
the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
26 Township 35 North, Range 9 East - SE SE (aka) Gov. Lot 1

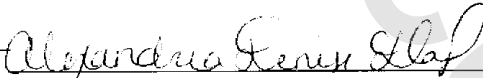
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P44738/350926-0-042-0018

Dated July 12, 2021


Kaitlin M. GoodsellSTATE OF Washington
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Kaitlin M. Goodsell

is the person who appeared before me, and said person acknowledged that he/she
signed this instrument and acknowledge it to be his/her free and voluntary act for the
uses and purposes mentioned in this instrument.Dated: 7/13/2021Notary Public in and for the State of Washington
Residing at Camano Island
My appointment expires: 12/19/22SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3287

Jul 19 2021

Amount Paid \$2165.00
Skagit County Treasurer
By Flora Cruz Deputy

EXHIBIT A

A portion of the Southeast 1/4 of the Southeast 1/4, being Lot 1, of Section 26 Township 35 North, Range 9 East Willamette Meridian, situated in the Town of Rockport, Skagit County, Washington more particularly described as follows:

All that portion of the Southeast 1/4 of the Southeast 1/4 of Section 26 Township 35 North, Range 9 East Willamette Meridian, North of the North Right of Way of State Highway 17-A, situated in the Town of Rockport, Skagit County, Washington bounded on the East by the property described in Deed Recorded April 5th, 2007 under Auditor's File 200704050085, and bounded on the West by the property described in the Deed Recorded November 15th, 1946 in Volume 214 Page 210 under Auditor's File Number 398038 more particularly described as follows:

Bounded on the East by (AF 200704050085) the following described property:

That portion of Government Lot 1 in Section 26, Township 35 North, Range 9 East, Willamette Meridian, described as follows:

Beginning at the Northeast corner of said Government Lot 1; thence West along the North line of Lot 1 a distance of 430 feet; thence South to the Northerly line of State Highway 17-A; thence Easterly along said Northerly line to the East line of said Government Lot 1; thence North along the said East line to the point of beginning; Situated in the County of Skagit, State of Washington.

Bounded on the West by (AF#398038) the following described property:

That certain tract of land, conveyed by Frank G. Olson a widower, et al, to S Wiseman, by deed dated 5/-/1945, and recorded April 15th, 1946, under Skagit County Auditor's File No. 390663, and described substantially in said deed, as follows: "Beginning at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 (otherwise known as Government Lot 1), Section 26, Township 35 North, Range 9 East of the Willamette Meridian; thence West 40 rods to the true point of beginning of this description; thence Southerly 400 feet to a point 25 feet Northwesterly of the Northwest Line of the S. Wiseman Tract; thence Northwesterly 60 feet to a point 400 feet Southerly of a point 200 feet Westerly of the point of beginning; thence 400 feet to the North line of the said Southeast 1/4 of the Southeast 1/4; thence Easterly along the North line of the said Southeast 1/4 of the Southeast 1/4 to the point of beginning."

Situated in Skagit County, Washington.

Subject To:

Regulatory notice/agreement regarding Title Notification - Development Activities On or Adjacent to Designated Natural Resource Lands that may include covenants, conditions and restrictions affecting the subject property, recorded April 13, 2006 as Auditor's File No. 200604130035 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Regulatory notice/agreement regarding Skagit County Planning and Development Services Findings of Fact that may include covenants, conditions and restrictions affecting the subject property, recorded March 28, 2007 as Auditor's File No. 200703280096 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded March 9, 2018 as Auditor's File No. 201803090073 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.