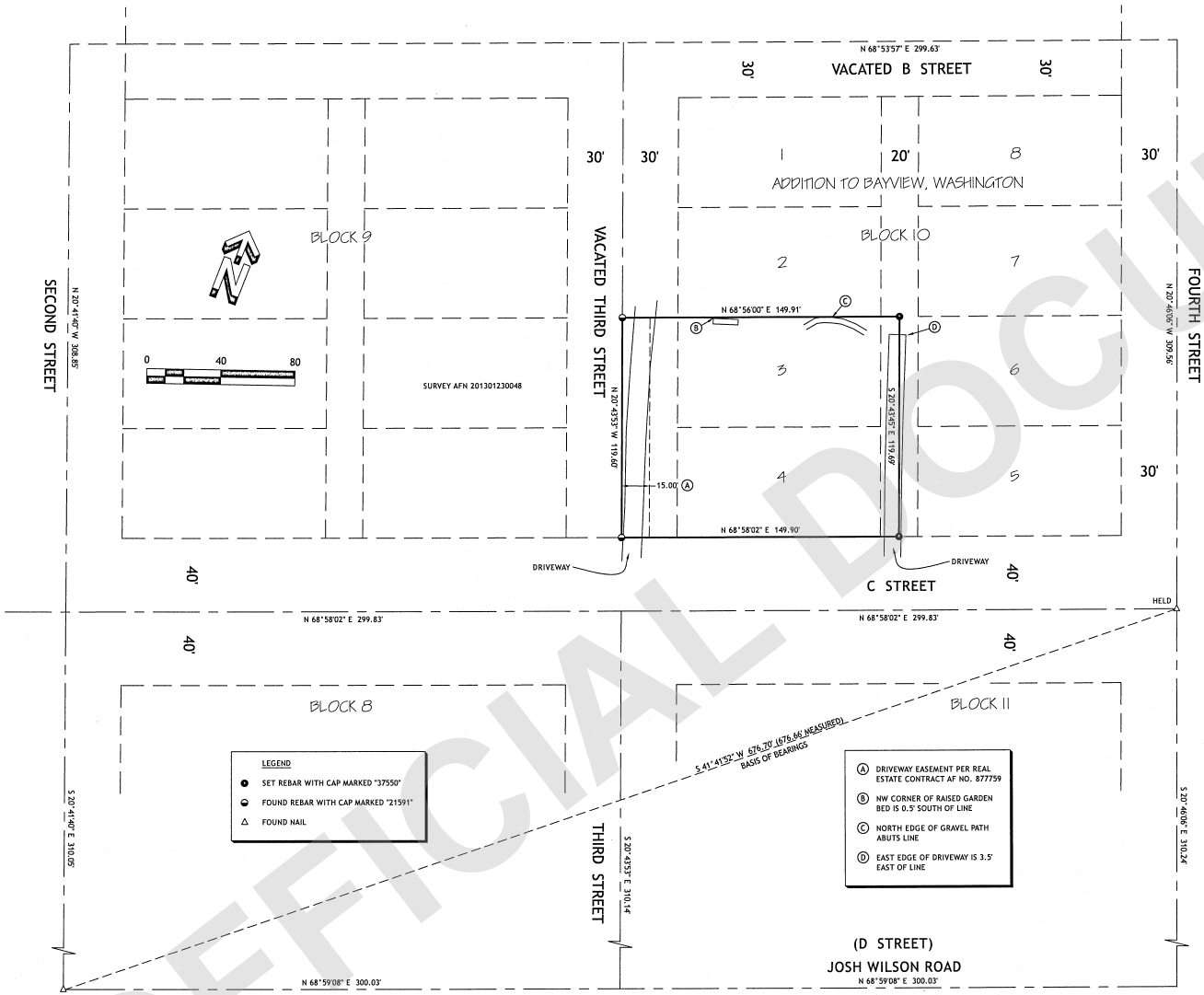


PROPERTY DESCRIPTION

STATUTORY WARRANTY DEED
AF NO. 9502090057

PARCEL B: LOTS 3 AND 4, BLOCK 10, "ADDITION TO BAYVIEW, WASHINGTON", (BY ARCHIBALD AND MARY K. SIEGFRED), AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 11, RECORDS OF SKAGIT COUNTY.

TOGETHER WITH THE WEST 1/2 OF VACATED ALLEY ADJOINING THE EAST 1/2 OF VACATED THIRD STREET ADJOINING, WHICH HAVE REVERTED TO SAID PREMISES BY OPERATION OF LAW.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTES

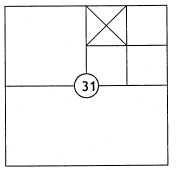
ON JULY 21, 2021, I SURVEYED THIS PROPERTY BY FIELD TRAVERSE WITH A 2 SECOND TOTAL STATION. THE SURVEY MARKERS SHOWN ON THE MAP WERE VISITED AT THAT TIME UNLESS OTHERWISE NOTED. SURVEY ACCURACY MEETS THE WAC 332-130-090 STANDARD FOR SUBURBAN LOTS.

THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY.

FENCES, DRIVEWAYS AND OTHER OCCUPATIONAL INDICATORS MAY INDICATE A POTENTIAL FOR UNWRITTEN TITLE CLAIMS. THIS SURVEY DOES NOT RESOLVE SUCH CLAIMS.

BASIS OF BEARINGS

SOUTH 41°41'52" WEST FROM THE NAIL AT THE INTERSECTION OF 4TH ST. AND C ST. INTERSECTION TO THE NAIL AT THE INTERSECTION OF 2ND ST. AND D ST. THIS BEARING CALCULATED FROM SURVEY RECORDED UNDER AF NO. 201301230048.



NW1/4, NE1/4, SECTION 31
T35N, R3E, W.M.
SKAGIT COUNTY, WA

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 30 DAY OF July, 2021
AT 3:24 pm, IN BOOK — OF —
AT PAGE —, AT THE REQUEST OF HOXCO SURVEY, PLLC
COUNTY AUDITOR Tamra Nerison DEPUTY AUDITOR
AUDITOR'S FILE NO.: 202107300157

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION AND IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, AT THE REQUEST OF KATHA STEWART IN JULY 2021.

John Hoxeng 7/30/2021
JOHN HOXENG PLS, CERTIFICATE NO. 37550

JOHN K. HOXENG — STATE OF WASHINGTON — 37550 — REGISTERED PROFESSIONAL LAND SURVEYOR
7-30-2021

HOXCO SURVEY PLLC
1313 E MAPLE ST, STE 302
BELLINGHAM, WA 98225
360-224-3806 www.HoxcoSurvey.com

RECORD OF SURVEY FOR KATHA STEWART

Date	Job no.
07/30/2021	21-034
Scale	Sheet
1" = 40'	1 of 1

202107300157
07/30/2021 03:26 PM Pages: 1 of 1 Fees: $287.50
Skagit County Auditor

UNOFFICIAL DOCUMENT