

When recorded return to:

Jacob D. Scherer
713 F & S Grade Road
Sedro Woolley, WA 98284

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

Affidavit No. 2021-3649

Aug 06 2021

Amount Paid \$5365.00

Skagit County Treasurer
By Heather Beauvais Deputy

Filed for record at the request of:

**CHICAGO TITLE**

COMMERCIAL REAL ESTATE

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048113

**INSURED BY
CHICAGO TITLE**
620048113

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dale Klinger, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jacob D. Scherer, an unmarried person

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.)

Lot(s): C, Boundary Line Adjustment 202107290192 in NE, 23-35-4E, W.M.

Tax Parcel Number(s): P125215 / 350423-1-008-0600

Subject to:

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

STATUTORY WARRANTY DEED

(continued)

Situating in Skagit County, Washington.

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

Tax Parcel Number(s): P125215 / 350423-1-008-0600

Subject to:

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

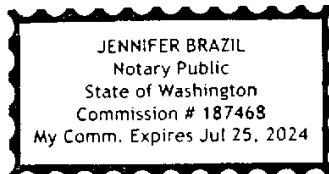
Dated: August 3, 2021

Dale L. Klinger
Dale Klinger

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Dale Klinger
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: August 5, 2021

Jennifer Brazil
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): P125215 / 350423-1-008-0600

PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 202107290191 AND AS SHOWN ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 202107290192, RECORDS OF SKAGIT COUNTY, WASHINGTON. BEING MORE PARTICULARLY DESCRIBED AS:

New Tract C of that Survey for Boundary Line Adjustment Survey as approved September 13, 2006, Recorded September 19, 2006, Auditor's File No. 200609190059, Records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M.
Also known as the Northeasterly 79.15 Feet of Tract C described in Quit Claim Deed to Dennis Klinger recorded under Auditor's File No. 9906070063.

EXCEPT that portion known as the Westerly 6 feet of New Tract C of that Survey for Boundary Line Adjustment Survey as approved September 13, 2006, Recorded September 19, 2006, Auditor's File No. 200609190059, Records of Skagit County, Washington, being a portion of the Northeast 1/4 of the Northeast 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 35 North, Range 4 East, W.M. Westerly 6 feet being described as follows:

Beginning at the Northwest corner of said New Tract C of said boundary line adjustment;
thence S 52°19'00" E, a distance of 6.0 feet;
thence S38°23'30" W, a distance 79.16 feet to the South line of New Tract C of said boundary line adjustment;
thence N 52°19'00"W, a distance of 6.00 feet;
thence N 38°23'30" E, a distance of 79.16 feet to the Point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. 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 Short Plat No. 02-91:

Recording No: 9201270051

2. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: June 7, 1999
Recording No.: 9906070063

3. City of Sedro Woolley Ordinance 1481-04, including the terms, covenants and provisions thereof

Recording Date: October 13, 2004
Recording No.: 200410130026

4. Agreement providing for variance, including the terms, covenants and provisions thereof

Recording Date: September 13, 2006
Recording No.: 200609130119

5. 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: 200609190059

Amended by Recording No. 200610240132

6. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof

Recording Date: July 29, 2021
Recording No.: 202107290191

EXHIBIT "B"Exceptions
(continued)

7. 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 for BLA:

Recording No: 202107290192

8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. Assessments, if any, levied by Sedro Woolley.
10. City, county or local improvement district assessments, if any.