

When recorded return to:

Jason Hilde and Jill Hilde  
23837 Nookachamp Hills Drive  
Mount Vernon, WA 98274

201717-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Lois M. Dietrich, a married person as her separate property**

for and in consideration of ONE HUNDRED TWENTY NINE THOUSAND AND 00/100 Dollars  
(\$129,000.00)

in hand paid, conveys, and warrants to **Jason Hilde and Jill Hilde, 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.)

NE NW, Sec<sup>27</sup>~~7~~, T 35N, R 4 EWM

Tax Parcel Number(s): 350427-2-001-0009/P37844

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3824

Aug 18 2021

Amount Paid \$2301.20

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.  
201717-LT.

(attached to Statutory Warranty Deed)

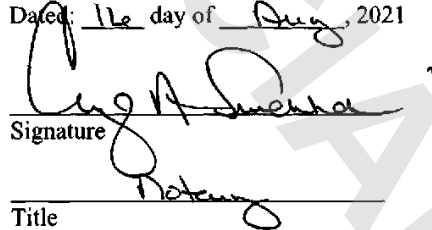
Dated: August 13, 2021

  
Lois M. Dietrich

STATE OF WASHINGTON  
COUNTY OF SKAGIT

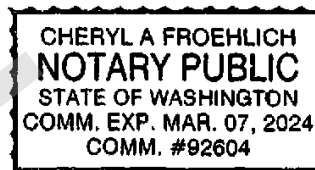
I certify that I know or have satisfactory evidence that Lois M. Dietrich is the person who appeared before me, and said person acknowledged that he/~~she~~ signed this instrument and acknowledged it to be his/~~her~~ free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 16 day of Aug, 2021

  
Signature  
Notary

Title

My appointment expires: 3-7-24



## Exhibit A

### Parcel A

The North half of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M. less road, and South 392 feet of East 456 feet.

AND ALSO EXCEPT that portion conveyed to Moser, Enberg, Geisendorf, Vanderpol, Holleman, Annema, Rambo and Paulk, by deed recorded on February 25, 2004 under Auditor's File No. 200402250060, records of Skagit County.

AND ALSO EXCEPT the following described parcel:

A portion of the North half of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Northeast corner of said Northwest 1/4 of Section 27;  
thence South 0 degrees 30'12" East along the East line of said Northwest 1/4 a distance of 274.44 feet to the North line of the South 392 feet of said North half of the Northeast 1/4 of the Northwest 1/4;  
thence South 89 degrees 36'02" West along said North line of the South 392 feet, a distance of 1357.83 feet to the West line of said Northeast 1/4 of the Northwest 1/4;  
thence North 1 degree 21'18" West along said West line of the Northeast 1/4 of the Northwest 1/4, a distance of 274.68 feet to the North line of said Northeast 1/4 of the Northwest 1/4;  
thence North 89 degrees 36'33" East along the North line of said Northeast 1/4 of the Northwest 1/4, a distance of 1361.91 feet to the point of beginning.  
EXCEPT that portion conveyed to Skagit County for Collins Road right-of-way.

### Parcel B:

A non-exclusive easement 30 feet wide for ingress, egress and utilities over, under and across the following described parcel:

The North 30 feet of the South 422 feet of the East 556 feet of the North half of the Northeast 1/4 of the Northwest 1/4 of Section 27, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.