

When recorded return to:

Andrew M. Dichesare
1103 10th Street
Anacortes, WA 98221

201837-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Anthony J. Latham and Ashley N. Latham, husband and wife**

for and in consideration of THREE HUNDRED NINETY ONE THOUSAND AND 00/100 Dollars
(\$391,000.00)

in hand paid, conveys, and warrants to **Andrew M. Dichesare, an unmarried person**

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 SW Sec 14, T 35N, R 4 EWM

Tax Parcel Number(s): 350414-0-014-0003/P36549 & 350414-0-009-0000/P36542

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. 201837-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4082

Sep 02 2021

Amount Paid \$6261.00

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: August 31, 2021

Anthony J. Latham
Anthony J. Latham

Ashley N. Latham
Ashley N. Latham

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Anthony J Latham and Ashley N Latham are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 31 day of Aug, 2021

Cheryl A Froehlich
Signature

Notary
Title

My appointment expires: 3-7-24

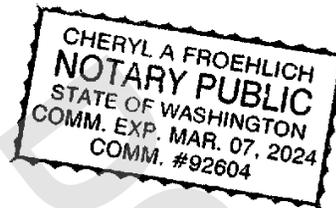


Exhibit A**PARCEL "A":**

That portion of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the above described tract;
thence East along the North boundary of said tract, a distance of 215 feet;
thence South on a line parallel with the West line of the above described tract, a distance of 605 feet;
thence West on a line parallel with the North line of said tract, a distance of 215 feet to the Westerly edge of the above described tract; thence North to the point of beginning.

EXCEPT that portion lying Northerly of the Southerly line of the following described tract:

That portion of the East 429 feet of the West 660 feet of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the above described tract;
thence East along the North boundary of said tract, 215 feet;
thence South on a line parallel with the West line of the above described tract, a distance of 200 feet to the true point of beginning; thence continue South along said parallel line, a distance of 158 feet;
thence Southwesterly in a straight line to a point on the West line of the East 429 feet of the West 660 feet of the Northeast 1/4 of the Southwest 1/4 of said Section 14, that is 531 feet South of the Northwest corner thereof;
thence North along said West line to a point that is 200 feet South of the Northwest corner of said East 429 feet of the West 660 feet of the Northeast 1/4 of the Southwest 1/4;
thence East to the true point of beginning.

Situated in the County of Skagit, State of Washington.

PARCEL "B":

Beginning at a point 605 feet South of the Northwest corner of the East 26 rods of the West 40 rods of the Northeast 1/4 of the Southwest 1/4 of Section 14, Township 35 North, Range 4 East, W.M.;
thence East 140 feet to the Northeast corner;
thence South 100 feet to the Southeast corner;
thence West 140 feet to the Southwest corner;
thence North 100 feet to the point of beginning.

Situated in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for roadway 20 feet in width as the same exists on the ground over that portion of the East 429 feet of the West 660 feet of said Northeast 1/4 of the Southwest 1/4 lying South of the above described Parcel "B" and Northerly of the County road which roadway extends along or near the West line of said portion South of the above described tract from the old grade road North to the

South line of the above described tract, and curving slightly to the East so as to joint said South line at a point approximately 20 feet East of the Southwest corner of said tract.

Situated in the County of Skagit, State of Washington