

When recorded return to:

Kaia-Jean Elizabeth Braaten
604 North Laventure Road
Mount Vernon, WA 98273

GNW 21-12430

STATUTORY WARRANTY DEED

THE GRANTOR(S) Todd W. Parker, as his separate estate, 4030 Knoll Glen Drive, Houston, TX 77082,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Kaia-Jean Elizabeth Braaten, an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
PTN SW 1/4 of NW 1/4 of NW 1/4, SEC 21-34N-4E

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P27145

Dated: September 01, 2021

Todd Parker
Todd Parker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4121
Sep 07 2021
Amount Paid \$5765.00
Skagit County Treasurer
By Lena Thompson Deputy

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Todd Parker 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: 01 day of September, 2021

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 604 North Laventure Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P27145

Property Description:

That portion of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the North Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian;
Thence North $0^{\circ}32'44''$ East along the West line of said subdivision for 85.00 feet;
Thence South $88^{\circ}27'56''$ East parallel with the South line of said North Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter for 123.20 feet;
Thence South $0^{\circ}32'44''$ West for 85.00 feet to said South line;
Thence North $88^{\circ}27'56''$ West along said South line for 123.20 feet to the point of beginning.

EXCEPT the West 30.00 feet for County Road.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-12430-KH

Page 3 of 4

EXHIBIT B

21-12430-KH

1. Reservations, provisions and/or exceptions contained in instrument executed by W. M. Lindsay, and Emma S. Lindsay, husband and wife, recorded August 17, 1900 as Auditor's File No. 34055.
2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded February 4, 1991, as Auditor's File No. 199102040072.
3. Easement, affecting a portion of subject property for the purpose of a public sidewalk including terms and provisions thereof granted to City of Mount Vernon recorded August 24, 2001 as Auditor's File No. 200108240008.
4. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 6, 2001, as Auditor's File No. 200109060034.
5. Terms and conditions of Skagit County Right to Manage Natural Resources Lands Disclosure, recorded September 24, 2018 as Auditor's File No. 201809240052.