

When recorded return to:

Joel W. Hensel and Tamera H. Hensel  
3455 Legg Road  
Bow, WA 98232

202035-LT

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Shirley Zuanich, an unmarried person on September 17, 2018, the date of acquiring title, and all times since**

for and in consideration of SEVEN HUNDRED THOUSAND AND 00/100 Dollars (\$700,000.00)

in hand paid, conveys, and warrants to **Joel W. Hensel and Tamera H. Hensel, Husband and Wife**

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.)

Ptn SW NW, 22-36-3

Tax Parcel Number(s): 360322-2-013-0208/P48062

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4187

Sep 10 2021

Amount Paid \$11565.00

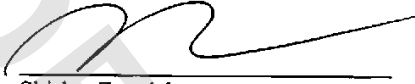
Skagit County Treasurer

By Lena Thompson 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. 202035-LT.

(attached to Statutory Warranty Deed)

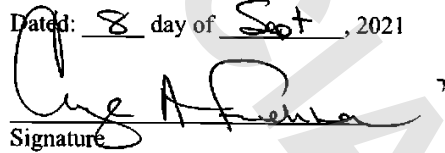
Dated: September 7, 2021

  
Shirley Zuanich

STATE OF WASHINGTON  
COUNTY OF SKAGIT

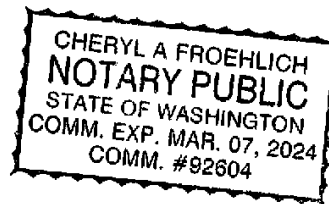
I certify that I know or have satisfactory evidence that Shirley Zuanich is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 8 day of Sept, 2021

  
Signature

Notary  
Title

My appointment expires: 3-7-24



### Exhibit A

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 36 North, Range 3 East, W.M., lying Westerly of the right of way line of the Great Northern Railway, as established by Deed recorded June 13, 1901 in Volume 42 of Deeds, page 492, and lying Northerly of the right of way of the Legg County Road as it existed on June 7, 1889 (said right of way having been conveyed to Skagit County by Deeds recorded January 3, 1923 and July 24, 1963, under Auditor's File Nos. 161172 and 638737, in Volume 126 of Deeds, page 205, and Volume 332 of Deeds, page 312, respectively) and lying Easterly of the right of way of the Pacific Highway, also known as Chuckanut Drive, as it existed on June 7, 1889 (said right of way having been conveyed to the State of Washington by Deeds recorded June 5, 1918 and January 14, 1931, under Auditor's File Nos. 126002 and 240277, in Volume 110 of Deeds, page 405, and Volume 156 of Deeds, page 440, respectively).

Situate in the County of Skagit, State of Washington.