

When recorded return to:

Paul Jonasson and Juanita B. Jonasson
3560 Butler Creek Road
Sedro-Woolley, WA 98284

LAND TITLE & ESCROW
Order No. 201624-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Matthew L. Workman and Tina D. Workman, husband and wife**

for and in consideration of FIVE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars
(\$565,000.00)

in hand paid, conveys, and warrants to **Paul Jonasson and Juanita Jonasson, a married couple**

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

For Full Legal See Attached "Exhibit A"

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. 201624-LT.

Abbreviated Legal: (Required if full legal not inserted above.)
Ptn N 1/2 SE 1/4, 20-36-4 E W.M.

Tax Parcel Number(s): 360420-0-007-0003/P49514 & 360420-4-006-0105/P49664

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4617

Oct 07 2021

Amount Paid \$9162.00

Skagit County Treasurer

By Lena Thompson Deputy

Dated this 2 day of October, 2021.

Matthew L Workman

Matthew L. Workman

Tina D Workman

Tina D. Workman

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Matthew L Workman and Tina D Workman are the persons who appeared before me, and said person 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: 2nd day of October, 2021

Shelley L Nevitt
Signature

Notary
Title

My appointment expires: 6-19-2023

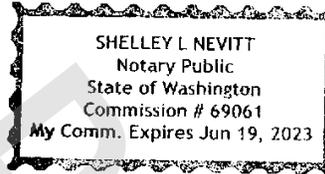


Exhibit A

PARCEL "A":

That portion of the North 1/2 of the Southeast 1/4 of Section 20, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the intersection of the Parson Creek Road and the Butler Creek Road;
thence North along the West line of the Butler Creek Road to a stake which is approximately 20 feet South of the South line of a cement slab as the same existed on August 8, 1967, and the true point of beginning;
thence North 331 feet to a point approximately 100 feet South of the North line of the Southeast 1/4 of said Section 20;
thence West 129 feet;
thence South 331 feet;
thence East 129 feet, more or less, to the true point of beginning;

EXCEPT the following described tract:

Beginning at the Northeast corner of the above described main tract;
thence West 129 feet;
thence South 31 feet;
thence East 129 feet;
thence North 31 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the North 1/2 of the Southeast 1/4 of Section 20, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at a point 31 feet South of the Northwest corner of that certain tract described in deed dated September 8, 1967, and recorded September 11, 1967, under Auditor's File NO. 704189, records of Skagit County, Washington, which point is approximately 131 feet South of the North line of said Southeast 1/4 and is 129 feet West of the West line of the Butler Creek Road;
thence South 209 feet;
thence West 50 feet;
thence North 209 feet;
thence East 50 feet to the true point of beginning;

EXCEPTING from the above described Parcels A and B, that portion lying within the boundaries of the following described tract:

PARCEL "B" (Continued):

Beginning at the Northeast corner of Tract of Short Plat No. 107-78 recorded in Volume 3 of Short Plats,

page 73, under Auditor's File No. 7902260001, records of Skagit County, Washington;
thence South $05^{\circ}20'10''$ East along the East line of said Tract B, a distance of 131.95 feet to the true point of beginning of this description:

thence North $88^{\circ}38'35''$ West along the boundary of said Tract B, a distance of 163.89 feet;

thence South $02^{\circ}00'12''$ East, a distance of 25.49 feet:

thence South $88^{\circ}38'35''$ East a distance of 179.61 feet;

thence North $01^{\circ}52'36''$ West, a distance of 15.04 feet;

thence North $05^{\circ}30'10''$ West, a distance of 10.51 feet;

thence North $88^{\circ}38'35''$ West, a distance of 15.11 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Parcel B of Short Plat No. 107-78 as recorded February 26, 1979, in Volume 3 of Short Plats, page 73, under Auditor's File No. 7902260001, records of Skagit County, Washington, described as follows:

Beginning at the most Southeasterly corner of said Tract B;

thence North $02^{\circ}00'12''$ West along the East line of said Tract B, a distance of 91.52 feet;

thence North $88^{\circ}38'35''$ West, a distance of 50 feet;

thence South $02^{\circ}00'12''$ East, a distance of 76.17 feet to the South line of said Tract B;

thence South $71^{\circ}53'05''$ East, a distance of 53.16 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.