

When recorded return to:

Windward Group LLC  
P.O. Box 345  
Anacortes, WA 98221

Land Title and Escrow  
202824-LT

### STATUTORY WARRANTY DEED

THE GRANTOR(S) **Phyllis A. Woolworth, unmarried as her separate property** for and in consideration of Ten Dollars and Other Good and Valuable Consideration in hand paid, conveys, and warrants to **Windward Group LLC, a Washington Limited Liability Company** the following described real estate, situated in the County Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

Tract F, SP 521-81, Vol 7, pg 71, AF #8602070072 TGW Tdls (ptn GL 1, Sec. 26, T 36 N, Rg 1 E W.M.)

Tax Parcel Number(s): 360126-1-001-0600/P108026 & 360126-1-051-0300/P108037

**For Full Legal See Attached "Exhibit A"**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated: October 15, 2021

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-4778

Oct 18 2021

Amount Paid \$88555.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Phyllis Woolworth  
Phyllis Woolworth

STATE OF WASHINGTON  
COUNTY OF SKAGIT

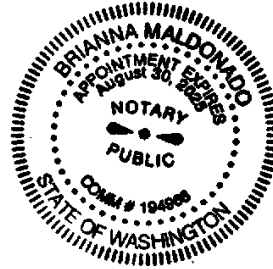
I certify that I know or have satisfactory evidence that Phyllis Woolworth is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 18 day of Oct, 2021

Brianna Maldonado  
Signature

LP0 Notary Public  
Title

My appointment expires: 08/30/2025



## Exhibit A

### PARCEL "A":

Tract "F" of Short Plat No. 521-81, approved January 3, 1985, recorded February 7, 1986, in Volume 7 of Short Plats, page 71, under Auditor's File No. 8602070072, records of Skagit County, Washington, being a portion of Government Lot 1, Section 26, Township 36 North, Range 1 East, W.M., including the tidelands of the second class abutting thereon, EXCEPT any portion of said tidelands lying South of the Easterly extension of the North line of the South 400 feet of said Government Lot 1.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

A non-exclusive easement for ingress, egress and utilities, over and across Tract "G" (Forest Lane), as shown on the face of said Short Plat.

Situate in the County of Skagit, State of Washington.

### PARCEL "C":

A non-exclusive easement for ingress, egress and utilities over and across a strip of land 60 feet in width being 30 feet on each side of a centerline described as follows:

Beginning at a point on the South boundary line of said Government Lot 1, which is 479 feet East of the Northwest corner of Government Lot 4 in said Section 26;  
thence North 28°35' West of the South line of the above described main tract as created and established by instrument dated April 9, 1947, recorded April 14, 1947, under Auditor's File No. 403249.

Situate in the County of Skagit, State of Washington.

### PARCEL "D":

A perpetual easement for ingress, egress and utilities over and across a strip of land 40 feet in width being 20 feet on each side of a centerline described as follows:

Beginning at a point on the South boundary line of said Government Lot 1, which is 479 feet East of the Northwest corner of Government Lot 4 in said Section 26;  
thence Southeasterly 300 feet, more or less, to a point on existing road crossing the City of Anacortes Park in said Government Lot 4 as granted and created by instrument dated December 8, 1946, recorded March 8, 1947, under Auditor's File No. 401802.

Situate in the County of Skagit, State of Washington.