

When recorded return to:

Jacob J. Hoidal and Miranda J. Hoidal
3324 169th ST NW
Stanwood, WA 98292

GNW 21-13387

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert S. Claus and James E. Claus, each as to their separate estates, 15193 Doris Street, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Jacob J. Hoidal and Miranda J. Hoidal, a married couple

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: Tracts A and B, SP38-75, being a PTN of NW1/4 NE1/4, 29-35N-6E

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): P42002 and P42003

Dated: 11-2-2021

Robert S. Claus
Robert S. Claus

James E. Claus
James E. Claus

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5057

Nov 03 2021

Amount Paid \$8005.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13387-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

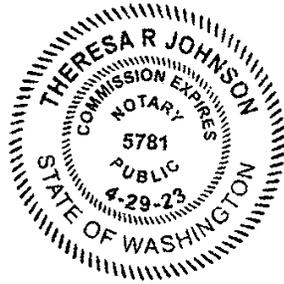
I certify that I know or have satisfactory evidence that Robert S. Claus and James E. Claus are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 2nd day of November, 2021

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 31698 South Skagit Highway, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P42002 and P42003

Property Description:

PARCEL "A":

The North 506.70 feet of the West 304.17 feet of the West ½ of the Northwest ¼ of the Northeast ¼ of Section 29, Township 35 North, Range 6 East, W.M., as measured along the Westerly and Northerly lines of said subdivision;

EXCEPT South Skagit Highway along the North line thereof;

AND EXCEPT the West 20 feet thereof conveyed to Skagit County for road purposes, by Deed recorded January 30, 1951, under Auditor's File No. 456321;

AND ALSO EXCEPT the North 30 feet and the West 30 feet thereof conveyed to Skagit County for road purposes by Deed recorded October 30, 1975 under Auditor's File No. 825548.

(Also known as Parcel "A" of Short Plat No. 38-75.)

Situate in the County of Skagit State of Washington.

PARCEL "B":

That portion of Tract "B" of Short Plat No. 38-75, approved December 5, 1975, recorded December 15, 1975, under Auditor's File No. 827408, in Volume 1 of Short Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Northeast corner of Tract "A" of said Short Plat No. 38-75; thence South 89°06'00" East along the South line of the South Skagit Highway, 153 feet; thence South parallel to the East line of said Tract "A", 476.70 feet; thence North 89°06'00" West, 153 feet to the Southeast corner of said Tract "A"; thence North along the East line of said Tract "A", a distance of 476.70 feet to the point of beginning;

(being a portion of the West ½ of the Northwest ¼ of the Northeast ¼ of Section 29, Township 35 North, Range 6 East, W.M.)

Situate in the County of Skagit, State of Washington.

EXHIBIT B

21-13387-TJ

1. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following short plat named Short Plat No. 38-75 recorded December 15, 1975 as Auditor's File No. 827408.
2. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded October 12, 1984 under Auditor's File No. 8410120062.