

202111080114

11/08/2021 04:22 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-5140

NOV 08 2021

Amount Paid \$ 2980.99
Skagit Co. Treasurer
By *LT* Deputy

WARANTY DEED

P 110549

THE GRANTOR, T. REINHARD G. WOLFF, for and in consideration ten dollars and other valuable consideration hereby conveys to CALVIN JAMES HITZ, as his separate property, all right title and interest that the grantor may have in and to the following described real property situated in Skagit County, to wit;

That portion of Government Lot 10 of Section 10, Township 33 North, Range 4 East W. M., lying Southerly of a line drawn East from a point on the West line of said Government Lot which is 1040 feet North of the corner common to Section 19 and 30 of Township 33 North Range 4 East W. M., and Section 24 and 25 of Township 33 North, Range 3 East W.N.; EXCEPT that portion thereof, if any, lying within the boundaries of that certain conveyance to JAMES HAMMACK by deed recorded September 26, 1941 under Auditor File Number 344683 in Volume 185 of Deeds, Page 1, records of Skagit County, Washington and also EXCEPT Diking District Number 2 right of way as condemned in Skagit County Superior Cause Number 3147 and also EXCEPT that portion conveyed to Skagit County for Mann Road by deed recorded June 24, 1973 under Auditor File Number 786938. EXCEPTING from all the above-described premises that portion thereof lying within the boundaries of the following described tract; 330419 -0-035-0401

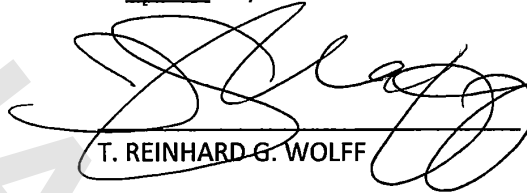
Beginning at the intersection of the North line of the above described premises with the West line of the said Mann Road as the same exists; thence West along said North line a distance at 232 feet; thence East parallel to said North line to the West bank of the Skagit River; thence North along said west bank to the Northeast corner of said above described premises; thence West along said North line to the point of beginning, and

ALSO EXCEPTING from all of the above described premises any and all portion thereof lying within the boundaries of the following described tract;

Commencing at the intersection of a line drawn east from a point on the West line of Said Government Lot which is 1040 feet North of the corner

common to Sections 19 and 30 of Township 33 North, Range 4 East W.M., and sections 24 and of Township 33 Range 3 East W.M. with the West line of Mann Road as the same exists thence west along the north line a distance of 232 feet; thence South a distance of 225 feet; thence East parallel with said North line to the West bank of the Skagit River and the TRUE POINT OF BEGINNING; thence West parallel with said North line to the Easterly margin of the Mann Road right of way thence Southerly along said Easterly margin 750 feet, more or less, to the P.C. of 40° curve as described in Right of Way deed recorded under Skagit County Auditor File Number 786928; thence South 2° 02' 50" West 135 feet more or less to said West bank to the Skagit River; thence Northerly along said West bank to the TRUE POINT OF BEGGINING.

Date this 9th day of November 2020

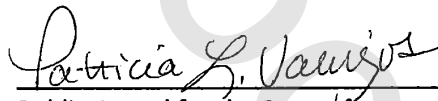

T. REINHARD G. WOLFF

STATE OF WASHINGTON }
 } SS
COUNTY OF SKAGIT }

On this day personally appeared before me T. REINHARD G. WOLFF, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 9th day of November 2020.

Notary Public
State of Washington
Patricia L Vallejos
Commission No. 163559
Commission Expires 01-16-2021



Notary
Public in and for the State of
Washington, residing at Skagit County