

When recorded return to:

Delta Properties LLC
13470 D Arcy Road
Bow, WA 98232

GNW 21-13307

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bayview Land, LLC, a Limited Liability Company, 11083 Bayview Edison Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Delta Properties LLC, a Limited Liability Company

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: S 1/2 S 1/2 NW 1/4 of Sec20 T2N 35N R 3 E WM

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): P124747

Dated: December 01, 2021

Bayview Land, LLC, a Limited Liability Company

By: Jay Beth Manager
Jay Beth, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5511

Dec 01 2021

Amount Paid \$11575.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13307-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 01 ^{December} day of November, 2021 by Jay Peth as Manager of Bayview Land, LLC.

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024

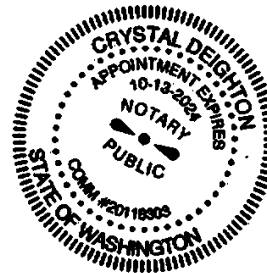


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 40 AC, Bow, WA 98232
Tax Parcel Number(s): P124747

Property Description:

The South 1/2 of the South 1/2 of the Northwest 1/4 of Section 20, Township 35 North, Range 3 East, W.M.

EXHIBIT B

21-13307-KH

1. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to John Peth & Sons recorded 03/28/2006 as Auditor's File No. 200603280173
2. Right Of First Refusal Including the Terms and Provisions Thereof, In Favor Of: John Peth & Sons, Inc., recorded 03/28/2006 as Auditor's File No. 200603280174.
3. Lot certification, including the terms and conditions thereof, recorded 12/20/2006 as Auditor's File No. 200612200109. Reference to the record being made for full particulars. The company makes no determination as to its affects.
4. There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.

Evidence of ingress and egress to the subject property must be presented to and accepted by the Company. Otherwise, the policy to issue will specifically exclude coverage as to access.

In the event the policy to issue is to exclude coverage as to access, the Company must receive signed instructions to that affect from the proposed insured.