

When recorded return to:

James Borders and Gillian Borders
20374 Prairie Road
Sedro-Woolley, WA 98284

GNW 21-13323

STATUTORY WARRANTY DEED

THE GRANTOR(S) The Estate of Virginia Pitman, who acquired title as Virginia Cole, deceased, 16959 Peterson Road, Burlington, WA 98233,

and Judith Bever, as her separate estate

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to James Borders and Gillian Borders, 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:
Section 33, Township 36 North, Range 4 East - SE SE; Section 34, Township 36 North, Range 4 East - SW SW;
Section 4, Township 35 North, Range 4 East - NE NE; and Section 3, Township 35 North, Range 4 East - NW NW

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): P35706, P35739, P50659 and P50541

Dated: 11/30/2021

Judith Bever
Judith Bever

Jason Cole
Jason Cole

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5713
Dec 14 2021
Amount Paid \$5879.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

STATE OF WASHINGTON
COUNTY OF SKAGIT

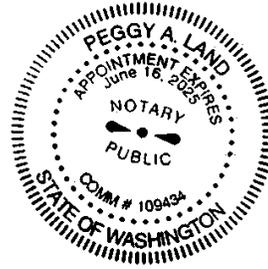
I certify that I know or have satisfactory evidence that Jason Cole is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 30 day of November, 2021

Peggy A. Land
Signature

Notary
Title

My appointment expires: June 16, 2025



STATE OF WASHINGTON
COUNTY OF SKAGIT

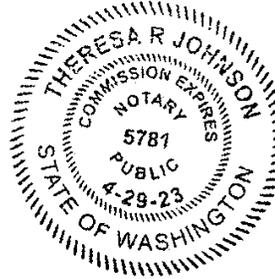
I certify that I know or have satisfactory evidence that Judith Bever is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 10th day of December, 2021

Teresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23



Statutory Warranty Deed
LPB 10-05

Order No.: 21-13323-TJ

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 20374 Prairie Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P35706, P35739, P50659 and P50541

Property Description:

Those portions of the four following described subdivisions lying within the following described Tract X:

The Southeast 1/4 of the Southeast 1/4 of Section 33, Township 36 North, Range 4 East, W.M.; The Southwest 1/4 of the Southwest 1/4 of Section 34, Township 36 North, Range 4 East, W.M.; The Northeast 1/4 of the Northeast 1/4 of Section 4, Township 35 North, Range 4 East, W.M.; and the Northwest 1/4 of the Northwest 1/4 of Section 3, Township 35 North, Range 4 East, W.M.

TRACT X

Beginning at a point 135 feet North of the Southeast corner of Section 33, Township 36 North, Range 4 East, W.M.; thence West (var. 23 degrees 30') to the East boundary line of the County Road; thence in a Southerly direction along the East boundary line of the County Road to the centerline of the Samish River; thence in an Easterly direction along the center of the Samish river to a point 330 feet South of the Northeast corner of Section 4, Township 35 North, Range 4 East, W.M.; thence East (var. 23 degrees 30') 1141 feet; thence North 6 degrees West 226 feet; thence North 23 degrees West 134 feet; thence North 34 degrees West to a point directly East (var. 23 degrees 30') of the point of beginning; thence West to the point of beginning; EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded October 20, 1953 under Auditor's File No. 494134.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13323-TJ

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EXHIBIT B

21-13323-TJ

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded September 27, 1945, as Auditor's File No. 383535.
2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded March 13, 1990, as Auditor's File No. 9003130035.
3. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Samish River, or its banks, or which may result from such change in the future.
4. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Samish River.
5. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)