

When recorded return to:
Joel Brady-Power and Tele Aadsen
3739 Birch Way
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620049932

CHICAGO TITLE CO.
620049932

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erynn E. Stephan, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Joel Brady-Power and Tele Aadsen, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

TRACT 1, SP NO. 34-79

Tax Parcel Number(s): P34055 \ 350311-0-002-0027

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5858

Dec 22 2021

Amount Paid \$10621.60
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 13, 2021

Eryn E. Stephan
Eryn E. Stephan

State of South Dakota
Custer County of Custer

I certify that I know or have satisfactory evidence that
Eryn E. Stephan
(is)are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12/20/2021

Deborah S. Stuck
Notary Public in and for the State of South Dakota
Residing at: Rapid City, SD
My appointment expires: 1/3/2027

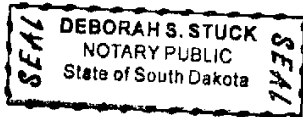


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34055 \ 350311-0-002-0027

TRACT 1 OF SHORT PLAT NUMBER 34-79, APPROVED JANUARY 23, 1980 AND RECORDED JANUARY 25, 1980, UNDER AUDITOR'S FILE NO. 8001250003 IN VOLUME 4 OF SHORT PLATS, PAGE 22, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W. M.,

ALSO THAT PORTION OF TRACT 2 OF SAID SHORT PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SHORT PLAT NUMBER 34-79;

THENCE NORTH 64°20'04" EAST, A DISTANCE OF 84.93 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE NORTH 78°30'29" EAST, A DISTANCE OF 80.92 FEET TO A POINT WHICH BEARS SOUTHEASTERLY A DISTANCE OF 8.00 FEET FROM THE SOUTHWESTERLY CORNER OF A SHED, AS IT EXISTED IN JANUARY 1980;

THENCE NORTH 72°16'00" EAST, PARALLEL WITH THE SOUTHEASTERLY WALL OF SAID SHED, AND THE PROJECTION THEREOF, A DISTANCE OF 182.10 FEET TO AN EXISTING FENCE ON THE EASTERLY BANK OF EDISON SLOUGH, AS SHOWN ON THE FACE OF SAID SHORT PLAT;

THENCE NORTH 36°48'25" WEST, ALONG SAID FENCE LINE, A DISTANCE OF 71.24 FEET TO AN ANGLE POINT;

THENCE CONTINUING ALONG SAID FENCE LINE NORTH 57°22'51" WEST, A DISTANCE OF 46.17 FEET TO THE NORTH LINE OF SAID LOT 2;

THENCE SOUTH 89°56'33" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 133.28 FEET TO THE NORTHEAST CORNER OF LOT 1;

THENCE SOUTH 13°52'48" WEST, A DISTANCE OF 158.00 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT FROM ALL THE ABOVE, THAT PORTION LYING EASTERLY OF THE EAST LINE OF THE EDISON SLOUGH.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ROADWAY OVER AND ACROSS A 20 FOOT WIDE STRIP OF LAND IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 3 EAST, W. M., BEING ALSO A PORTION OF LOT 2 OF SHORT PLAT NUMBER 34-79, AS RECORDED IN VOLUME 4 OF SHORT PLATS, PAGE 22, UNDER AUDITOR'S FILE NO. 8001250003, RECORDS OF SKAGIT COUNTY, WASHINGTON, THE NORTHERLY LINE OF SAID STRIP BEING DESCRIBED AS FOLLOWS:

EXHIBIT "A"
Legal Description
(continued)

BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT;

THENCE NORTH 64°20'04" EAST, A DISTANCE OF 84.93 FEET TO THE SOUTHEASTERLY
CORNER OF SAID LOT 1, SAID POINT BEING THE TERMINUS OF THIS DESCRIPTION.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Terms, conditions, and provisions of a beneficial Easement created by Quit Claim Deed:
Recording Date: June 25, 1990
Recording No.: 9006250021
Said Easement delineates and replaces that certain Easement included in that Real Estate Contract recorded April 26, 1990 as Recording No. 9004260061.
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat Number 34-79:
Recording No: 8001250003
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. The property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code Section 14.38, which states:
"This disclosure applies to parcels designated or within 1 mile of designated agricultural land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands."

EXHIBIT "B"
Exceptions
(continued)

5. City, county or local improvement district assessments, if any.