

When recorded return to:

Annette M. Auldridge and Charles Auldridge
15028 Nookachamps Road
Mount Vernon, WA 98273

21-13967

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ryan Costanti, as his separate estate and *Amy* Costanti, wife of Ryan Costanti as to any interest and Dan Costanti and *Catherine* Costanti, husband and wife, 19206 Morton Road, PO Box 801, Burlington, WA 98233,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Annette M. Auldridge and Charles Auldridge, a married couple

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

Cathy Costanti
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 23, Township 34 North, Range 4 East - NW NE

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): P27612, P27614 and P27619

Dated: December 22 2021

Dan Costanti

Dan Costanti

Cathy Costanti

Cathy Costanti

Ryan Costanti

Amy Costanti

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-5876

Dec 23 2021

Amount Paid \$4165.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13967-KH

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Dated: December 22, 2021

Dan Costanti
Dan Costanti

Cathy Costanti
Cathy Costanti

Ryan Costanti
Ryan Costanti

Amy Costanti
Amy Costanti

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22 day of December, 2021 by Dan Costanti, Cathy Costanti,
Ryan Costanti and Amy Costanti.

[Handwritten Signature]
Signature

[Handwritten Title]
Title

My appointment expires: 10-13-2024



STATE OF ~~WASHINGTON~~ Texas
COUNTY OF ~~SKAGIT~~ Harris

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This record was acknowledged before me on 22nd day of December, 2021 by Ryan Costanti and Amy Costanti.

Tabatha Halsell

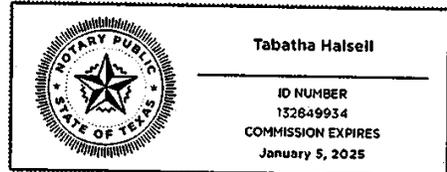
Signature

Tabatha Halsell Notary Public, State of Texas
Title

Notary registration number: 132849934 Expiration date: 01/05/2025

My appointment expires: 01/05/2025

Notarized online using audio-video communication



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 15028 Nookachamps Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P27612, P27614 and P27619

Property Description:

PARCEL A:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 466 feet East and 220.5 feet South of the North 1/4 corner of said Section 23 for the true point of beginning of this description; thence South 70.5 feet; thence West 128 feet, more or less, to Nookachamps Creek; thence Northerly following said Creek to a point 121 feet, more or less, due West of the point of beginning; thence East to the point of beginning;

EXCEPT that portion thereof, if any, lying within the road right-of-way known as Nookachamps Road.

PARCEL B:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point 466 feet East of the quarter section corner of the North line of said Section; thence South 220.5 feet, thence West 121 feet, more or less, to Nookachamps Creek; thence Northerly following said creek to the North line of said Section; thence East 60 feet, more or less, to the point of beginning;

EXCEPT that portion, if any, lying within the road right-of-way known as Nookachamps Road.

PARCEL C:

The South 1/2 of the property described as follows:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 23, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the North line of said subdivision 621 feet, 11 inches East of the Northwest corner thereof; thence South 346.5 feet; thence West to the Easterly line of a private road, said point being the East line of that certain tract conveyed to Fred L. Schleusner and Marian L. Schleusner, husband and wife, by Deed dated October 21, 1959 and recorded October 27, 1959, under Auditor's File No. 587202; thence North to a point on the North line of said Northwest 1/4 of the Northeast 1/4 which is 466 feet East of the Northwest corner thereof; thence East along said North line to the point of beginning;

EXCEPT that portion, if any, lying within the road right-of-way known as Nookachamps Road; ALSO EXCEPT the South 50 feet thereof.

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EXHIBIT B

21-13967-KH

1. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: Grantee: : Harold Gribble, et al Dated: March 30, 1956 Recorded: October 18, 1956 Auditor's No: 543046 Purpose: To clear out obstructions in the bed and lower the bed of Nookachamps Creek Affects: Parcels "A" and "B"
2. Any question that may arise due to shifting or change in the course of the river or creek herein named, or due to said river or creek having changed its course. River/Creek; Nookachamps Creek
3. 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.)
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 Nookachamps Creek.
5. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF: Grantee: J.W. Knapp and Lulu M. Knapp, husband and wife Dated: August 30, 1950 Recorded: September 2, 1950 . Auditor's No: 450440 Purpose: Road right-of-way Area Affected: A 20 foot strip on the Easterly side of the subject property
6. EASEMENT AND PROVISIONS CONTAINED THEREIN AS CREATED OR DISCLOSED IN INSTRUMENT: In Favor Of: Wallace A. Wold and Helen Wold, his wife Recorded: June 9, 1970 Auditor's No: 739913 For: Non-exclusive easement for road and utility purposes Affects: West 20 feet of Parcel "C"

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