

AFTER RECORDING MAIL TO:

Rachel Forstein
27389 Minkler Rd
Sedro Woolley, WA 98284

GNWT

21-14117-TO-1

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5953
Dec 30 2021
Amount Paid \$8539.00
Skagit County Treasurer
By Lena Thompson Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: 4262-3870378 (DP)

Date: December 17, 2021

Grantor(s): Lacey A. Hall and Jason R. Hall, a married couple
Grantee(s): Rachel Forstein, an unmarried person and Taylen Hamilton, an unmarried person
Abbreviated Legal: PTN. E1/2 E1/2 NW1/4, 15-35N-5E
Additional Legal on page:
Assessor's Tax Parcel No(s): P39112

THE GRANTOR(S) Lacey A. Hall and Jason R. Hall, a married couple for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Rachel Forstein, an unmarried person and Taylen Hamilton, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

That portion of the East 1/2 of the East 1/2 of the Northwest 1/4 of Section 15, Township 35 North, Range 5 East, W.M., described as follows:

Commencing at the Southwest corner of that certain tract described in deed to Carol Hardin dated June 3, 1970 and filed in Auditor's File No. 777684 which point is on the North line of Minkler Road, (formerly State Highway 17A); thence North 86 degrees 15' East along the North line of Minkler Road, a distance of 21.84 feet to the point of beginning of this description; thence North 07 degrees 04' 42" East, a distance of 103.79 feet; thence North 10 degrees 25' 24" East, a distance of 103.30 feet; thence North 15 degrees 55' 27" West, a distance of 60.63 feet; thence North 01 degrees 35' 15" East, a distance of 208.57 feet; thence South 83 degrees 49' 37" East, a distance of 369.59 feet to a point on the East line of said Hardin Tract; thence South 52 degrees West along the East line of said Hardin Tract, a distance of 267.80 feet to an angle point in said East line; thence South 08 degrees West along the East line of said Hardin

APN: P39112

Statutory Warranty Deed
- continued

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Tract, a distance of 259.87 feet to the North line of Minkler Road; thence South 86 degrees 15' West along the North line of Minkler Road, a distance of 141.41 feet to the point of beginning of this description;

EXCEPT the Puget Sound and Baker River Railway right-of-way to the extent excepted in Quit Claim Deed to Carol Hardin dated February 20, 1967, and filed in Auditor's File No. 695123.

Situate in the County of Skagit, State of Washington.

Subject To: 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.



Lacey A. Hall


Jason R. Hall

STATE OF ~~Washington~~ ^{Montana})
COUNTY OF ~~Skagit~~ ^{Lincoln})-ss

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

Dated: 12/28/21


Notary Public in and for the State of ~~Washington~~ ^{Montana}
Residing at: H. Pe, ID
My appointment expires: 12/9/24