

When recorded return to:

Michael P. Nadeau
21199 Grip Road
Sedro-Woolley, WA 98284

GNW 21-13760

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lynea Hanson, aka Lynea McIlraith, as her separate property, 702 West Hazel Street, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Michael P. Nadeau, as his separate property

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: Portion of the SE SE of Sec. 35, Twn. 36 N., R. 4 E., W.M.

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): P50748

Dated: 2-09-22
Lynea McIlraith
Lynea McIlraith

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 9 day of February, 2022 by Lynea McIlraith.

Signature [Signature]
Title ESQ

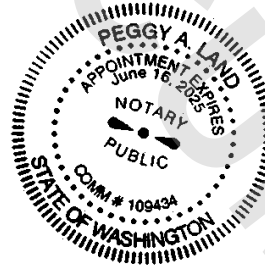
My appointment expires: June 16, 2025

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-532

Feb 14 2022

Amount Paid \$3125.00
Skagit County Treasurer
By Lena Thompson Deputy



Statutory Warranty Deed
LPB 10-05

Order No.: 21-13760-TJ

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 22257 Grip Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P50748

Property Description:

The West 1/2 of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 35, Township 36 North, Range 4 East, W.M. EXCEPT road along the South line thereof and ALSO EXCEPT the following described tract:

Begin at the Southeast corner of said subdivision; thence West along the South line of said subdivision 475 feet to a point; thence North parallel with the East line of said of said subdivision 456 feet; thence East parallel with the North line of said subdivision to the East line of said subdivision; thence South along the East line of said subdivision to the point of beginning.

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13760-TJ

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EXHIBIT B

21-13760-TJ

1. "Grant of Interest in Well and Easement" Including the terms and provisions thereof recorded as AFN 656841 in favor of Vernon Hanson.

2. "Grant of Interest in Well and Easement" Including the terms and provisions thereof recorded as AFN 201807260036 in favor of Beatrice Hanson, et ux.

Note: said AFN 201807260036 predates AFN 656841 but is recorded decades later out of the legal chain of title.

3. "Encroachment License Including the terms and provisions thereof recorded 12/07/2010 from Leynea McIlraith to Vernon Hanson, et ux.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Survey recorded 04/09/2021 as Auditor's File No. 202104090199.

Said Survey amends that certain Survey recorded 03/19/2031 as Auditor's File No. 202103190164.