

When recorded return to:

Ian Wilson and Alysia Wilson
9705 Brookshire Lane
Sedro-Woolley, WA 98284

GNW 22-14597

STATUTORY WARRANTY DEED

THE GRANTOR(S) Timothy G. Boettcher, as his separate estate, 25263 Minkler Road, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Ian Wilson and Alysia Wilson, 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 12, Township 35 North, Range 4 East; Ptn. SW NE (aka Lot 4, SP #92-053)

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): P109053

Dated: 2-25-22

Timothy G. Boettcher
Timothy G. Boettcher

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25th day of February, 2022 by Timothy G. Boettcher.

Theresa R Johnson
Signature

Notary
Title

My appointment expires: 4-29-23

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2022-742
Feb 28 2022
Amount Paid \$2725.00
Skagit County Treasurer
By Lena Thompson Deputy



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7448 Hayes Lane, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P109053

Property Description:

Lot 4 of Skagit County Short Plat No. 92-053, approved January 29, 1996, recorded February 7, 1996 in Volume 12 of Short Plats, page 73, under Auditor's File No. 9602070094, records of Skagit County, Washington; being a portion of the West 1/2 of the Northeast 1/4 of Section 12, Township 35 North, Range 4 East, W.M.,

TOGETHER WITH a non-exclusive easement for ingress, egress, and utilities over and across Hayes Lane as delineated on the face of the Short Plat.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14597-TJ

Page 2 of 3

EXHIBIT B

22-14597-TJ

1. RESERVATION CONTAINED IN DEED:

Executed by: Wolverine Co., a Washington corporation

Recorded: February 17, 1906

Auditor's No.: 55742 (Vol. 76, pages 253)

As Follows: Reserving unto the party of the first part, its successors and assigns, all mineral and mineral oils in or under any said lands whether said mineral or mineral oils are now known or shall hereafter be discovered; without however, any right, on the part of the party of the first part, its successors or assigns, in, to or upon the surface of any said land

Affects: Southwest 1/4 of the Northeast 1/4

2. RESERVATION CONTAINED IN DEED:

Executed by: Wolverine Co., a Washington corporation

Recorded: February 17, 1906

Auditor's No.: 55743 (Vol. 76, pages 255)

As Follows: Reserving unto the party of the first part, its successors and assigns, all mineral and mineral oils in or under any said lands whether said mineral or mineral oils are now known or shall hereafter be discovered; without however, any right, on the part of the party of the first part, its successors or assigns, in, to or upon the surface of any said land

Affects: Northwest 1/4 of the Northeast 1/4

3. EASEMENT AND PROVISIONS THEREIN:

Grantee: Puget Sound Power & Light Company

Recorded: August 8, 1990

Auditor's No.: 9008080091

Purpose: Right to construct, operate, maintain, repair, replace and enlarge one or more electric transmission and/or distribution lines over and/or under the right-of-way

Location: A 10 foot strip of land along the East boundary line

4. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Earl Cooley, et ux, et al

Recorded: July 3, 1991

Auditor's No. 9107030100

Purpose: Ingress, egress and utilities

Area Affected: Hayes Lane

5. 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:

Name: Short Plat No. 92-053

Recorded: February 7, 1996

Auditor's No.: 9602070094

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14597-TJ

Page 3 of 3