

When recorded return to:

Jake Hanby  
328 Barry Loop  
Mount Vernon, WA 98274

GNW 22-14466

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Eric C. Stavig and Patricia L. Stavig, husband and wife, 3711 West 6th Street, Anacortes, WA 98221,

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

in hand paid, conveys, and warrants to Jake Hanby, an unmarried man

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:  
Ptn. Gov. Lot 9, Section 19, Township 34 North, Range 4 East

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): P26562

Dated: 2/28/22

ERIC C. STAVIG By Patricia Stavig HIS ATTORNEY-IN-FACT  
Eric C. Stavig by Patricia Stavig, his Attorney-In-Fact

Patricia L. Stavig  
Patricia L. Stavig

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-750

Feb 28 2022

Amount Paid \$13790.00  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

Order No.: 22-14466-KH

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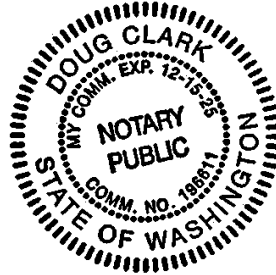
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 28<sup>th</sup> day of February, 2022 by Patricia Stavig and Patricia L. Stavig, attorney in fact for Eric C Stavig

Doug Clark  
Signature

Notary Public  
Title

My appointment expires: 12-15-25



Statutory Warranty Deed  
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**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 701 North 1st Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P26562

**Property Description:**

That portion of Government Lot 9, Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Commencing at a point 645.9 feet South (South 1°26'44" East for this description) and 471.32 feet West (South 88°33'16" West for this description) of the Northeast corner of said Section 19, said point being on the West line of First Street, as established in the City of Mount Vernon, Washington;  
Thence North 1°26'44" West 30.00 feet along the West margin of said First Street to the true point of beginning;  
Thence South 88°33'16" West 70.00 feet;  
Thence North 1°26'44" West 20.00 feet;  
Thence North 37°54'53" West 29.84 feet;  
Thence South 88°33'16" West 15.26 feet;  
Thence North 1°26'44" West 18.00 feet;  
Thence South 88°33'16" West 66.94 feet to the East line of the Burlington Northern Railroad (formerly Great Northern Railroad) right of way;  
Thence Southwesterly along a curve to the left having an initial tangent bearing of South 13°48'31" West, a radius of 1,452.07 feet, through a central angle of 3°43'56", and arc distance of 94.59 feet to a point which bears South 88°33'16" West from the point of beginning; Thence North 88°33'16" East 191.84 feet to the point of beginning.

Situated in the County of Skagit, State of Washington

Statutory Warranty Deed  
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**EXHIBIT B**

22-14466-KH

1. 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 survey named Survey for Mike Loughlin recorded September 7, 1992 as Auditor's File No. 9209070048.
2. Easement and provisions contained therein, affecting a portion of subject property, as created or disclosed by instrument for the purpose of sewer, in favor of the City of Mount Vernon, recorded May 7, 1931 as Auditor's File No. 243169 and 243197.
3. Agreement, affecting subject property, regarding reciprocal easement and maintenance for ingress, egress, utilities and parking and the terms and provisions thereof between Pack Associates, a Washington general partnership and PLD Associates, a Washington general partnership, recorded January 30, 2006 as Auditor's File No. 200601300111.

Statutory Warranty Deed  
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