

When recorded return to:

Thomas P. Wenzl and Joan A. Wenzl  
22814 Mud Lake Road  
Mount Vernon, WA 98273

204177-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1010

Mar 15 2022

Amount Paid \$9350.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Fidalgo 2010, LLC, a Washington Limited Liability Company**

for and in consideration of FIVE HUNDRED TWENTY FIVE THOUSAND AND 00/100 Dollars  
(\$525,000.00)

in hand paid, conveys, and warrants to **Thomas P. Wenzl and Joan A. Wenzl, a married couple**

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

**For Full Legal See Attached "Exhibit A"**

Abbreviated Legal: (Required if full legal not inserted above.)

ptn Lot 3, SP 51-81, AF #8112170001 (ptn SE 1/4, 2-34-4 E W.M.)

Tax Parcel Number(s): 340402-3-009-0000/ P23425

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 204177-LT.

(attached to Statutory Warranty Deed)

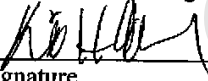
Dated: March 11, 2022

Fidalgo 2010, LLC, a Washington Limited Liability Company

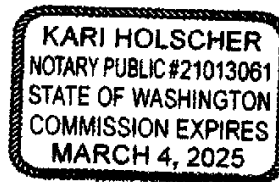
By:   
Michael Beverick, Member

STATE OF WASHINGTON  
COUNTY OF Chelan

This record was acknowledged before me on 14<sup>th</sup> day of March, 2022 by Michael Beverick  
as Member of Fidalgo 2010, LLC.

  
Signature

Notary  
Title



My appointment expires: 3/4/25

### Exhibit A

That portion of Lot 3, Skagit County Short Plat No. 51-81, approved December 16, 1981 and recorded December 17, 1981 in Volume 5 of Short Plats, page 147, records of Skagit County, Washington, being a portion of the East 1/2 of Section 2, Township 34 North, Range 4 East, W.M., and being more particularly described as follows:

Beginning at the Southeast corner of said Section 2 (Southeast section corner);  
thence North 89°32'55" West 660.01 feet along the South line of said subdivision to the Southwest corner of the East 10.00 chains (660.00 feet), of said subdivision;  
thence North 0°43'49" East 1,449.96 feet along the West line of said East 10.00 chains (also being the East line of said Lot 3, Skagit County Short Plat No. 51-81), and also being the West line of the "PLAT OF PARK ADDITION TO CLEAR LAKE, WASH.", as per plat recorded in Volume 4 of Plats, page 39, records of Skagit County, Washington, to the true point of beginning;  
thence South 52°35'57" West, 524.15 feet;  
thence North 32°19'27" West 282.34 feet, more or less, to the Southerly margin of the as-constructed County Road commonly known as the Mud Lake Road;  
thence Northeasterly along said Southerly margin 632.4 feet, more or less, to said West line of the East 10.00 chains, to a point bearing North 00°43'49" East from the true point of beginning;  
thence South 00°43'49" West along said West line 179.94 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.