

When recorded return to:

HCA Partners, LLC
PO Box 619
Sedro Woolley, WA 98284

203388-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **James A. Kaech and Geraldine Kaech, husband and wife; and Eugene K. Dight and Molly Dight, husband and wife, each marital community as to an undivided 1/2 interest**

for and in consideration of EIGHT HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars
(\$835,000.00)

in hand paid, conveys, and warrants to **HCA Partners, LLC, a Washington Limited Liability Company**

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 SE ¼ NE ¼, 7-34-4 E W.M.

Tax Parcel Number(s): 340407-0-045-0014/P23959 & 340407-0-057-0019/P23984 & 340407-0-067-0108/P24006

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. 203388-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2022-1075

Mar 18 2022

Amount Paid \$13968.00

Skagit County Treasurer

By Josie Bear Deputy

(attached to Statutory Warranty Deed)

Dated: March 7, 2022

see attached
Eugene K. Dight

see attached
Molly Dight

James A. Kaech
James A. Kaech

Geraldine Kaech
Geraldine Kaech

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11th day of March, 2022 by ~~Eugene K. Dight,~~
~~Molly Dight,~~ James A. Kaech and Geraldine Kaech.

Naomi R. Stanfill
Signature

Notary
Title

My appointment expires: 06-21-22



(attached to Statutory Warranty Deed)

Dated: March 7, 2022


Eugene K. Dight


Molly Dight

see attached

James A. Kaech

see attached

Geraldine Kaech

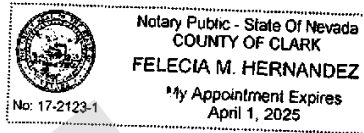
STATE OF Nevada
COUNTY OF Clark

This record was acknowledged before me on 15 day of March, 2022 by Eugene K. Dight and Molly Dight.


Signature

Notary Public

Title



My appointment expires: April 1, 2025

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on _____ day of _____, 2022 by James A. Kaech and Geraldine Kaech.

see attached

Signature

Title

My appointment expires

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel Number: 340407-0-045-0014/P23959 & 340407-0-057-0019/P23984 & 340407-0-067-0108/P24006

PARCEL "A":

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 209.16 feet North of the East 1/4 corner of said Section 7;
thence West, 217.8 feet;
thence North 100 feet parallel with the East section line;
thence East 217.8 feet;
thence South on the East Section line 100 feet to the point of beginning,

EXCEPT State Highway along the East line thereof.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 209.16 feet North and 217.8 feet West of the East 1/4 corner of said Section 7;
thence West 211.2 feet, more or less, to the West line of that certain tract conveyed to Emil Hanson and Clara L. Hanson, his wife, by deed dated June 1, 1943, under Auditor's File No. 362759, records of said County;
thence North along the West line of said Hanson tract, 100 feet;
thence East 211.2 feet to a point North of the point of beginning;
thence South 100 feet to the point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.

PARCEL "C":

The North 105.66 feet of the following described tract:

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Southeast 1/4 of the Northeast 1/4;
thence North along the East line of said Southeast 1/4 of the Northeast 1/4, a distance of 209.16 feet;
thence West 430 feet, more or less, to the West line of those premises conveyed to Emil Hanson, et ux, by deed dated June 1, 1943, filed June 2, 1943, as Auditor's File No. 362759 and recorded in Volume 189 of Deeds, page 132;
thence South along said West line and the production South thereof 209.16 feet to the South line of said Southeast 1/4 of the Northeast 1/4;
thence East along said South line 430 feet, more or less, to the point of beginning.

EXCEPT that portion thereof described in a Statutory Warranty Deed recorded under Recording Number 201112160021, records of Skagit County Auditor, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.