



202203310230

03/31/2022 03:11 PM Pages: 1 of 6 Fees: \$208.50  
Skagit County Auditor

When recorded return to:  
Skagit Land Trust  
Po Box 1017  
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

MAR 31 2022 20221306

Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number: JM2195; & 20-6381

Amount Paid \$ 806.00  
Skagit Co. Treasurer  
By KD Deputy

### Statutory Warranty Deed

**THE GRANTOR** WALTER PFAHL AND CATHY HAYNES PFAHL, A MARRIED COUPLE,  
for and in consideration of **\$45,000.00** in hand paid, conveys and warrants to the SKAGIT LAND TRUST, A  
WASHINGTON NON-PROFIT CORPORATION, the following described real estate, situated in the County of  
Skagit, State of Washington:

Abbreviated Legal: That portion of the Southeast ¼ of the Northwest ¼ of Section 10, Township 34 North,  
Range 4 East, W.M. as described on the attached Exhibit labelled "Pfahl to Skagit Land Trust".

Subject to matters set forth on matters shown on Guardian Northwest Title Company policy issued under Order  
No. 20-6381.

The property described herein will be recombined or reaggregated with the purchaser's adjoining property to the  
South. This boundary line adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is approved by And Border of the Skagit County  
Planning Department.

Before and After legals are also attached hereto.

Tax Parcel Number(s): Portion ~~P24473~~ to P24483  
P24473

Walter Pfahl

Dated 3/29/22

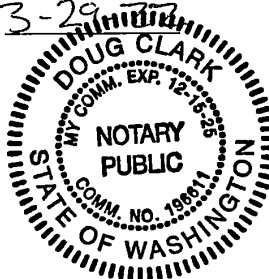
STATE OF Washington

COUNTY OF Skagit

SS: Cathy Haynes Pfahl

I certify that I know or have satisfactory evidence that Walter Pfahl and Cathy Haynes Pfahl are, the  
persons who appeared before me, and said person(s) acknowledged that he/she/they signed this  
instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes  
mentioned in this instrument.

Date: 3-29-22



Doug Clark  
Printed Name: Doug Clark  
Notary Public in and for the State of Washington  
Residing at Sedro Woolley, WA  
My appointment expires: 12-15-25

Pfahl to Skagit Land Trust

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 10, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision 495 west of the Southeast corner thereof;  
Thence North  $0^{\circ}10'00''$  West parallel to the East line of said subdivision a distance of 919.33 feet;  
Thence South  $81^{\circ}20'42''$  West a distance of 304.98 feet to a point 537 feet East of the West line of said subdivision;  
Thence South  $0^{\circ}03'56''$  West parallel to the West line of said subdivision a distance of 867.61 feet to a point on the South line and 537 feet West of the Southwest corner thereof;  
Thence along said South line South  $88^{\circ}54'25''$  East a distance of 305.22 feet to the Point of Beginning.

JM2195 20-6381

SLT Legal BEFORE BLA:

The Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 34 North, Range 4 East, W.M.

(Said parcel adjoins other Skagit Land Trust owned Parcels.)

SLT Legal AFTER BLA:

The Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 34 North, Range 4 East, W.M.; TOGETHER WITH following described parcel:

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 10, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision 495 west of the Southeast corner thereof;

Thence North  $0^{\circ}10'00''$  West parallel to the East line of said subdivision a distance of 919.33 feet;

Thence South  $81^{\circ}20'42''$  West a distance of 304.98 feet to a point 537 feet East of the West line of said subdivision;

Thence South  $0^{\circ}03'56''$  West parallel to the West line of said subdivision a distance of 867.61 feet to a point on the South line and 537 feet West of the Southwest corner thereof;

Thence along said South line South  $88^{\circ}54'25''$  East a distance of 305.22 feet to the Point of Beginning.

**Pfahl; 'Before' Description - SLT:**

The land in the County of Skagit, State of Washington, described as follows:

The Southeast 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M., EXCEPT County Road;

ALSO EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded July 1, 1921 as Auditor's File No. 150644;

FURTHER EXCEPT the West 537 feet thereof; and, ALSO FURTHER EXCEPT the East 495 feet thereof.

ALSO that portion of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision 474 feet West of the Southeast corner thereof; thence 150 feet North;

thence 225 feet West, more or less, to the Southeasterly line of the County road;

thence Southwesterly along said County road 197 feet, more or less, to the point where said road intersects the South line of said Northeast 1/4 of the Northwest 1/4; thence East on said South line 350 feet, more or less, to the POINT OF BEGINNING;

EXCEPTING therefrom the following described tract:

Beginning at a point on the South line of said subdivision 474 feet West of the Southeast corner thereof; thence 50 feet North to the TRUE POINT OF BEGINNING;

thence 100 feet North;

thence 225 feet West, more or less, to the Southeasterly line of the County road;

thence Southwesterly 40 feet, more or less, along said County road to a point on the Easterly line of an existing private driveway;

thence Southerly along the Easterly line of said existing driveway to a point 50 feet North of the South line of said subdivision;

thence East to the TRUE POINT OF BEGINNING;

ALSO EXCEPT that portion thereof as conveyed to Skagit County for road by instrument recorded December 9, 1914, as Auditor's File No. 105400.

**Pfahl; 'After' Description - SLT:**

The land in the County of Skagit, State of Washington, described as follows:

The Southeast 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M., EXCEPT County Road;

ALSO EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed recorded July 1, 1921 as Auditor's File No. 150644;  
FURTHER EXCEPT the West 537 feet thereof; and, ALSO FURTHER EXCEPT the East 495 feet thereof.

ALSO FURTHER EXCEPT that portion of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision 495 west of the Southeast corner thereof;  
thence North 0°10'00" West parallel to the East line of said subdivision a distance of 919.33 feet;  
thence South 81°20'42" West a distance of 304.98 feet to a point 537 feet East of the West line of said subdivision;  
thence South 0°03'56" West parallel to the West line of said subdivision a distance of 867.61 feet to a point on the South line and 537 feet west of the Southwest corner thereof;  
thence along said South line South 88°54'25" East a distance of 305.22 feet to the Point of Beginning.

ALSO that portion of the Northeast 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision 474 feet West of the Southeast corner thereof; thence 150 feet North;  
thence 225 feet West, more or less, to the Southeasterly line of the County road;  
thence Southwesterly along said County road 197 feet, more or less, to the point where said road intersects the South line of said Northeast 1/4 of the Northwest 1/4; thence East on said South line 350 feet, more or less, to the POINT OF BEGINNING;

EXCEPTING therefrom the following described tract:

Beginning at a point on the South line of said subdivision 474 feet West of the Southeast corner thereof; thence 50 feet North to the TRUE POINT OF BEGINNING;  
thence 100 feet North;  
thence 225 feet West, more or less, to the Southeasterly line of the County road;  
thence Southwesterly 40 feet, more or less, along said County road to a point on the Easterly line of an existing private driveway;  
thence Southerly along the Easterly line of said existing driveway to a point 50 feet North of the South line of said subdivision;  
thence East to the TRUE POINT OF BEGINNING;

ALSO EXCEPT that portion thereof as conveyed to Skagit County for road by instrument recorded December 9, 1914, as Auditor's File No. 105400.



CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1	210.99'	85.46'	23°12'25"

SE 1/4 OF NW 1/4 OF  
SECTION 10, T. 34 N.,  
R. 4 E., W.M.