

When recorded return to:

Kristin M. Bontrager and Chad Bontrager
10813 Wilson Lane
Mount Vernon, WA 98273

GNW 22-15151

STATUTORY WARRANTY DEED

THE GRANTOR(S) Craig Henriksen and Krista Henriksen, husband and wife, 10813 Wilson Lane, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kristin M. Bontrager and Chad Bontrager, wife and husband

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 29, Township 35 North, Range 3 East; Ptn. SW and SE SW

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): P34958

Dated: April 04, 2022



Craig Henriksen



Krista Henriksen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221381

Apr 05 2022

Amount Paid \$13345.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15151-KH

Page 1 of 5

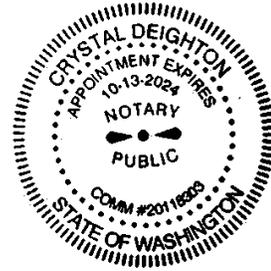
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 04 day of April, 2022 by Craig Henriksen and Krista Henriksen.

Cristal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 10813 Wilson Lane, Mount Vernon, WA 98273
Tax Parcel Number(s): P34958

Property Description:

PARCEL "A":

That portion of the North 1/2, of the Southeast 1/4 of the Southwest 1/4 and that portion of the West 1/2, of the Southwest 1/4, all in Section 29, Township 35 North, Range 3 East, W.M., all of which is more particularly described as follows:

Beginning at the Northeast corner of said North 1/2 of the Southeast 1/4 of the Southwest 1/4;
thence South 0°36'52" East, along the East line of said subdivision, 221.00 feet to the true point of beginning;
thence continue South 0°36'52" East, along said East line 221.00 feet;
thence South 89°34'38" West, parallel with the North line of said subdivision, 1,440.07 feet to an intersection with the East line of the second parcel described in deed to Clarence Oliver Skog, et ux, recorded April 7, 1944, under Auditor's File No. 370509;
thence North 0°00'44" West, along said East line of said second parcel of said Skog deed, 221.00 feet to a point that is South 89°34'38" West from the true point of beginning;
thence North 89°34'38" East, parallel with said North line, 1,437.75 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress, roadway and utilities, over, under and upon a tract of land being 60 feet in width and being more particularly described as follows:

Beginning at a point on the North line of the above described tract which is North 89°34'38" East 60 feet from the Northwest corner of said tract;
thence South 89°34'38" West 60 feet to said Northwest corner;
thence South 0°00'44" East, along the East line of said parcels in Clarence Oliver Skog deed as recorded under Auditor's File No. 370509, 443.11 feet;
thence North 89°32'49" East 60.00 feet;
thence North 0°00'44" West to the point of beginning,

EXCEPT any portion lying within Parcel "A" above;

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the East 60 feet of that portion of the Southwest 1/4 of Section 29, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 283.8 feet North and 581.7 feet East of the Southwest corner of said Section 29;
thence North 348.5 feet;
thence North 68°19' East 672.5 feet;
thence South 348.5 feet to the North line of "D" Street, as shown on the "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington;
thence South 68°19' West along said "D" Street, 672.5 feet to the point of beginning.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15151-KH

Page 3 of 5

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the North 1/2 of that portion of Josh Wilson Road as vacated by Skagit County Commissioners Resolution No. 4918, Commissioners File No. 12443 and which upon vacation attached to the following described property by operation of law.

Beginning at a point 283.8 feet North and 581.7 feet East of the Southwest corner of said Section 29;
thence North 348.5 feet;
thence North 68°19' East 672.5 feet;
thence South 348.5 feet to the North line of "D" Street, as shown on the "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington;
thence South 68°19' West along said "D" Street, 672.5 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

22-15151-KH

1. Terms and conditions of Notice and Acknowledgement/Airport and Aircraft Operations and Noise Disclosure, recorded August 31, 2016 as Auditor's File No. 201608310135.
2. Avigation Easement, affecting the air space over and above subject property for the purpose of unobstructed passage of aircraft including the right to cause noise as may ensue from the operations of aircraft and together with the right to enter upon said lands for the removal of trees, structures or objects of natural growth which exceed elevation zones including terms and provisions thereof granted to Port of Skagit County recorded August 31, 2016 as Auditor's File No. 201608310136.
3. Lot certification, including the terms and conditions thereof, recorded July 22, 2020 as Auditor's File No. 202007220030. Reference to the record being made for full particulars. The company makes no determination as to its affects.

Statutory Warranty Decd
LPB 10-05

Order No.: 22-15151-KH

Page 5 of 5