



202204120006

04/12/2022 08:54 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226-6695

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2022 1492
APR 12 2022

Amount Paid \$ 4658.29
Skagit Co. Treasurer
By *[Signature]* Deputy

Document Title: Statutory Warranty Deed
Reference No. of Documents Released/Assigned: N/A
Grantor: DENNIS L. BOSMAN, a married man as his separate property, as to his 50% interest
Grantee: BRIAN A. HAAN, a married man as his separate property
Abbreviated Legal: PTN GL9, S19 T34N R4E W.M.
Full Legal Description Attached as Exhibit "A," page 3
Assessor's Tax Parcel ID #: P26605 / 340419-0-256-0006
P26607 / 340419-0-257-0005

STATUTORY WARRANTY DEED

The GRANTOR, DENNIS L. BOSMAN, a married man as his separate property, for and in consideration of \$10.00 and other good and valuable consideration, conveys and warrants to BRIAN A. HAAN, a married man as his separate property, his fifty percent (50%) interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED: March 31, 2022

[Signature: Dennis L. Bosman]
DENNIS L. BOSMAN

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that DENNIS L. BOSMAN is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: March 31, 2022.

(SEAL/STAMP)



Valorie Handerson
NOTARY PUBLIC
My appointment expires: 6/8/2024

E:\FILES\Clients\i-m\Lyndale Glass, Inc\Purchase of Business Properties\Statutory Warranty Deed-BHB Skagit Dennis to Brian.doc

EXHIBIT A

Site Addresses: 106 W. Fir Street, Mount Vernon, Skagit County, Washington
819 N. 4th Street, Mount Vernon, Skagit County, Washington
Tax Parcel Nos.: P26605 / 340419-0-256-0006
P26607 / 340419-0-257-0005

That portion of Government Lot 9, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said Section;
thence South 79.67 feet;
thence West 30 feet;
thence South 87°04' West 192.8 feet to the true point of beginning of this description;
thence from said point of beginning run South 44.32 feet;
thence North 88°03' East 192.7 feet;
thence North 95.22 feet to a point 30 feet South of the North line of the said Section;
thence South 86°05' West 192.9 feet to a point due North of the point of beginning;
thence South 44.32 feet to the point of beginning.

EXCEPTING FROM PARCEL "A" above described, that portion which lies Easterly of the following described line:

Beginning at a point of the South line of Parcel A, Westerly of the Southeast corner 4 feet, as measured perpendicular to the East line of said parcel;
thence North parallel with the East line of said parcel to a point 7 feet South and 4 feet West of the Northeast corner of Parcel A;
Thence Northwesterly to a point on the North line of said Parcel A, Westerly of the Northeast corner, 11 feet, as measured perpendicular to the East line of Parcel A, this point being the terminus of the said described line.

Situate in the County of Skagit, State of Washington.

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.