

When recorded return to:

Derek T. Loop
28825 88th Avenue Northwest
Stanwood, WA 98292

GNW 22-15082

STATUTORY WARRANTY DEED

THE GRANTOR(S) John L. Merrill, as his separate estate and Lisa Merrill, wife of John L. Merrill as to any interest, 4800 134th Place Southeast, Bellevue, WA 98006,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Derek T. Loop, an unmarried man

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

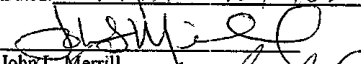
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

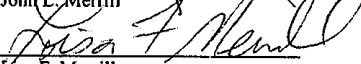
Abbreviated legal description: Property 1:
Section 19, Township 35 North, Range 9 East; Ptn. Gov. Lots 3 and 6 (aka Lot 2, Short Plat No. 90-51)

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): P99042

Dated: April 15, 2022


John L. Merrill


Lisa F. Merrill

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20221617
Apr 19 2022
Amount Paid \$4285.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15082-KH

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15 day of April, 2022 by John L. Merrill and Lisa F Merrill.

Crystal Deighton
Signature

Notary
Title

My appointment expires: 10-13-2024



EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3 Yeager Road, Concrete, WA 98237
Tax Parcel Number(s): P99042

Property Description:

Lot 1, Skagit County Short Plat No. 90-51, approved November 19, 1990, and recorded November 26, 1990, under Auditor's File No. 9011260013 in Volume 9 of Short Plats, page 287, records of Skagit County, Washington; being a portion of Government Lots 3 and 6 in Section 19, Township 35 North, Range 9 East, W.M.

EXHIBIT B

22-15082-KH

1. Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Skagit River, or its banks, or which may result from such change in the future.

2. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

3. Easement, affecting a portion of subject property for the purpose of Non-exclusive easement for road and utility purposes including terms and provisions thereof granted to Charles Van Young and Donna Lee Van Young, husband and wife recorded June 14, 1967 as Auditor's File No. 700607

4. Easement, affecting a portion of subject property for the purpose of Road and utility purposes including terms and provisions thereof granted to Edward L. Kadlec and Dolores L. Kadlec, husband and wife recorded December 28, 1973 as Auditor's File No. 795030

5. Reservations, provisions and/or exceptions contained in instrument executed by Burlington Northern, Inc., recorded September 7, 1977 as Auditor's File No. 864191.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. 90-51 recorded November 26, 1990 as Auditor's File No. 9011260003.

7. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded July 24, 1992, as Auditor's File No. 9207240165.

8. Any question which may arise regarding the Well Pollution Control Zone as delineated on the face of said Short Plat No. 90-51.

9. Terms and conditions of Proof of Mitigated Water Supply, recorded July 29, 2021 as Auditor's File No. 202107290065.