

When recorded return to:

Bryon Dorgan
2319 Riley Road
Mount Vernon, WA 98274

204880-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Cedar Hills Development, LLC, a Washington Limited Liability Company**

for and in consideration of TWO HUNDRED THIRTY FIVE THOUSAND AND 00/100 Dollars
(\$235,000.00)

in hand paid, conveys, and warrants to **Bryon Dorgan, an unmarried person**

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.)

W 1/2 SW 1/4, 28-34-4 E W.M.

Tax Parcel Number(s): 340428-3-009-0009/P28036

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. 204880-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221625

Apr 20 2022

Amount Paid \$3765.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: April 13, 2022

Cedar Hills Development, LLC, a Washington Limited Liability Company

By: *Gregg A. Davidson*
Gregg A. Davidson, Managing Partner

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 20 day of April, 2022 by Gregg A. Davidson
as Managing Partner of Cedar Hills Development, LLC.

Katey M. Von Hagel
Signature

Notary
Title

My appointment expires: 4-9-2024

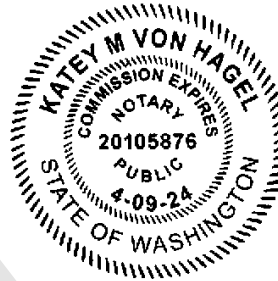


Exhibit A

The West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M.;

EXCEPT that portion thereof described as follows:

BEGINNING at the intersection of the South line of the County road along the North line of said Northwest 1/4 of the Southwest 1/4 with the East line of said subdivision;
thence West 530 feet;
thence South 660 feet;
thence East 530 feet to the East line of said Northwest 1/4 of the Southwest 1/4;
thence North along the East line of said Northwest 1/4 of the Southwest 1/4, 660 feet to the POINT OF BEGINNING;

AND EXCEPT the Plat of Cedar Hills No. 1, recorded in Volume 8 of Plats, pages 90-91, the Plat of Cedar Hills No. 2 recorded in Volume 8 of Plats, pages 99-100, the Plat of Cedar Hills No. 3 recorded in Volume 9 of Plats, pages 36-37

AND EXCEPT any portion of said West 1/2 of the Southwest 1/4 lying Southerly of the South line of said Plat of Cedar Hills No. 3

AND EXCEPT that portion of the Southwest 1/4 of the Southwest 1/4 of said Section 28, Township 34 North, Range 1 East, described as follows:

BEGINNING at the Northwest corner of Lot 17 of the Plat of "Cedar Hills No. 3", as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;
thence North 82°37'00" East, along the Northerly line of said Lot 17 and its Easterly projection, a distance of 162.41 feet to the Westerly line of Lot 18 of said plat;
thence North 07°23'00" West, along said Westerly line, a distance of 50.63 feet to the Northwest corner of said Lot 18;
thence South 65°18'08" West, a distance of 170.12 feet to the POINT OF BEGINNING.

Reserving unto the grantors, their heirs, successors and assigns, a non-exclusive easement for drainage purposes over, under and across the Easterly 20 feet, as measured at right angles to the East line of the above-described parcel.

AND EXCEPT that portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northeast corner of Lot 18, Plat of Cedar Hills No. 1, according to the plat thereof recorded in Volume 8 of Plats, pages 90 and 91, under Auditor's File No. 668231, records of Skagit County, Washington, being a point on the Westerly right-of-way margin of Cedar Hills Drive;
thence North 1°17'17" East along said Westerly right-of-way margin for distance of 100.00 feet;
thence South 89°07'00" West, parallel with the North line of said Lot 18 for a distance of 120.00 feet;
thence South 1°17'17" West for a distance of 100.00 feet, more or less, to the Northwest corner of said Lot 18 at a point bearing South 89°07'00" West from the POINT OF BEGINNING;
thence North 89°07'00" East along said North line for a distance of 120.00 feet, more or less, to the POINT OF BEGINNING,

AND EXCEPT that portion of the West 1/2 of the Southwest 1/4 of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Northwestern most corner of Lot 15, Plat of Cedar Hills No, 1, as per plat recorded in Volume 9 of Plats, pages 36 and 37, under Skagit County Auditor's File No. 668231, records of Skagit County, Washington;
thence South 53°07'00" West on a projection of the Northerly line of said Lot 15, for a distance of 40.00 feet;
thence South 36°53'00" East parallel with the Southwesterly line of said Lot 15, for a distance of 119.91 feet;
thence North 53°07'00" East for a distance of 40.00 feet, more or less, to the Southwesterly corner of said Lot 15 at a point bearing South 36°53'00" East from the POINT OF BEGINNING;
thence North 36°53'00" West along the Southwesterly line of said Lot 15, for a distance of 119.91 feet, more or less, to the POINT OF BEGINNING,

AND EXCEPT that portion conveyed to Skagit County per Superior Court Cause No, 11-2-01297-5, Stipulated Findings of Fact, Conclusions of Law, Judgement and Decree of Appropriation dated January 12, 2012 and recorded January 26, 2012 under Auditor's File No. 201201260131,

AND ALSO EXCEPTING road rights-of-way.

Situate in the County of Skagit, State of Washington.