

When recorded return to:

Delta Properties, LLC
13470 D Arcey Road
Bow, WA 98232

GNW 21-13306

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bayview Land, LLC, a Limited Liability Company, 11083 Bayview Edison Road, Mount Vernon, WA 98273,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Delta Properties, LLC, a Limited Liability Company

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: The SW 1/4 of SEC 20 TWP 35N, RNG 3 E, W.M.

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): P34531, P34532, P34533 and P34534

Dated: 4-20-22

Bayview Land, LLC, a Limited Liability Company

By: J. P. A.
Jay Peth, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221652

Apr 21 2022

Amount Paid \$24925.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 21-13306-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 20th day of April, 2022 by Jay Peth as Manager of Bayview Land, LLC.

Eleanor Romero
Signature

Notary
Title

My appointment expires: 6/23/2025

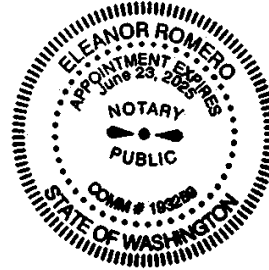


EXHIBIT A
LEGAL DESCRIPTION

Property Address: Vacant Land-Bisquet Ridge Lane, Bow, WA 98232
Tax Parcel Number(s): P34531, P34532, P34533 and P34534

Property Description:

The Northwest 1/4 of the Southwest 1/4; the Northeast 1/4 of the the Southwest 1/4; the Southeast 1/4 of the Southwest 1/4 EXCEPT the South 30 feet of the West 30 feet for county road; and; the Southwest 1/4 of the Southwest 1/4 EXCEPT the South 30 feet for county road; in Section 20, Township 35 North, Range 3 East, W.M.

Statutory Warranty Decd
LPB 10-05

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EXHIBIT B

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1. Easement, affecting a portion of subject property for the purpose of drainage ditch including terms and provisions thereof granted to Malvert L. Hampel, et ux, recorded 08/12/1998 as Auditor's File No. 9808120117
2. Lot certification, including the terms and conditions thereof, recorded 01/10/2006 as Auditor's File No. 200601100091 through 200601100096. Reference to the record being made for full particulars. The company makes no determination as to its affects.
3. Lot certification, including the terms and conditions thereof, recorded 12/20/2006 as Auditor's File No. 200612200116 and 200612200117. Reference to the record being made for full particulars. The company makes no determination as to its affects.
4. Easement, affecting a portion of subject property for the purpose of ingress, egress and utilities including terms and provisions thereof granted to John Peth & Sons, Inc. recorded 03/28/2006 as Auditor's File No. 200603280173

Statutory Warranty Deed
LPB 10-05

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