

When recorded return to:

Jacqueline Wu and Henry Janicki
32698 Lyman Hamilton Highway
Sedro-Woolley, WA 98284

GNW 22-15122

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Drysdale and Bobbi Jo Drysdale, husband and wife, 32698 Lyman Hamilton Highway, Sedro-Woolley, WA 98284,

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

in hand paid, conveys, and warrants to Jacqueline Wu and Henry Janicki, a married couple

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 16, Township 35 North, Range 6 East; Ptn. SW NE

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): P41283 and P41280

Dated: May 09, 2022

Michael Drysdale
Michael Drysdale

Bobbi Jo Drysdale
Bobbi Jo Drysdale

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20221929

May 10 2022

Amount Paid \$13889.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15122-KH1

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 01 day of May, 2022 by Michael Drysdale and Bobbi Jo Drysdale.

Signature

Title

My appointment expires: 10-13-2024

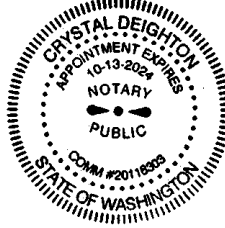


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 32698 Lyman Hamilton Highway, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P41283 and P41280

Property Description:

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 16, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the South line of the Great Northern Railway right of way, 33 rods East of the West line of said Southwest 1/4 of the Northeast 1/4;
thence East along the South line of said railway a distance of 360 feet to the true point of beginning;
thence continue East along the South line of said right of way a distance of 437 feet, more or less, to the East line of said subdivision;
thence South along the East line of said subdivision, a distance of 499 feet;
thence West parallel with said South line of said right of way a distance of 437 feet, more or less, to the intersection of a line running parallel with the East line of said subdivision and intersecting the true point of beginning;
thence North along said line a distance of 499 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

22-15122-KH

10. Reservation of minerals, mineral rights, fossils, rights of way, etc., contained in deeds from the State of Washington, conveying shore lands, dated July 27, 1948, and November 11, 1949, filed August 16, 1948, and April 28, 1950, under Auditor's File Nos. 421647 and 444923, and recorded in Volume 229 and 239 of Deeds, pages 56 and 98.

11. Reservations contained in Deed from N.T. Presnell and Dora M. Presnell, husband and wife, including the terms, covenants and provisions thereof Recording Date: November 7, 1975 Recording No.: 825903

12. Special Use Permit, including the terms, covenants and provisions thereof

Recording Date: January 9, 2009

Recording No.: 200901090054