

When recorded return to:

Skagit Land Trust  
PO Box 1017  
Mount Vernon, WA 98273Recorded at the request of:  
Guardian Northwest Title & Escrow  
File Number: JM2196 & 20-6382SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2022 2008

MAY 16 2022

Amount Paid \$ 895 -  
Skagit Co. Treasurer  
By LT Deputy

GNW 20-6382

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Richard D.B. Loughlin and Linda B. Loughlin, a married couple, for and in consideration of

**\$50,000.00**, in hand paid, conveys, and warrants to Skagit Land Trust, a Washington

non-profit Corporation 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: That portion of the Southeast ¼ of the Northwest ¼ of Section 10, Township 34  
North, Range 4 East, W.M. as described on the attached Exhibit labeled "Loughlin to Skagit Land Trust."Subject to matters set forth on matters shown on Guardian Northwest Title Company policy issued under Order No.  
20-6381.The property described herein will be recombined or reaggregated with the purchaser's adjoining property to the  
South. This boundary line adjustment is not for the purpose of creating an additional building lot.This boundary line adjustment is approved by Maed Roeder of the Skagit County  
Planning Department.

121212021

Before and After legals are also attached hereto.  
Tax Parcel Number(s): Portion P24475 to P24483Dated: 5/10/2022Richard D.B. Loughlin  
Richard D.B. LoughlinLinda B. Loughlin  
Linda B. LoughlinStatutory Warranty Deed  
LPB 10-05

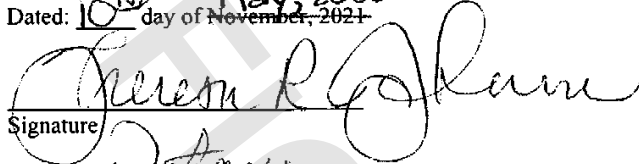

Order No.: 20-6382-TJ

Page 1 of 2

STATE OF WASHINGTON  
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Richard D.B. Loughlin and Linda B. Loughlin are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: <sup>16</sup>10 day of ~~November, 2021~~ May, 2022

  
Signature  
  
Title

My appointment expires: 4-29-23



**Loughlin; BEFORE BLA to SLT**

The land in the County of Skagit, State of Washington, described as follows:

**Parcel A:**

That portion of the East 165 feet of the West 537 feet of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M., lying Southerly of the County Road, EXCEPT that portion thereof described as follows:

Beginning at a point 140 feet South of the Northernmost point of the West boundary of said property lying South of the County Road;  
thence South 140 feet along said boundary;  
thence 90 degrees East for a distance of 30 feet;  
thence North to the point of beginning.

**Parcel B:**

That portion of the East 198 feet of the West 372 feet of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M., lying Southerly of the County Road, described as follows:

Beginning at a point 140 feet South of the Northernmost point of the East boundary of said property lying South of the County Road; thence North 140 feet along said Eastern boundary;  
thence 90 degrees West for a distance of 30 feet;  
thence South to the point of beginning.

**Loughlin; After BLA to SLT**

The land in the County of Skagit, State of Washington, described as follows:

**Parcel A:**

That portion of the East 165 feet of the West 537 feet of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M., lying Southerly of the County Road, EXCEPT that portion thereof described as follows:

Beginning at a point 140 feet South of the Northernmost point of the West boundary of said property lying South of the County Road;  
thence South 140 feet along said boundary;  
thence 90 degrees East for a distance of 30 feet;  
thence North to the point of beginning.

And ALSO EXCEPT that portion thereof described as follows:

Beginning at the southeast corner of the portion of said subdivision, thence North  $0^{\circ}03'56''$  East a distance of 867.61 feet;  
Thence South  $71^{\circ}48'35''$  West a distance of 173.74 feet to the west line thereof;  
Thence South  $0^{\circ}03'56''$  West a distance of 810.23 feet to the South line thereof;  
Thence South  $88^{\circ}54'25''$  East along the South line a distance of 165.03 feet to the Point of Beginning.

**Parcel B:**

That portion of the East 198 feet of the West 372 feet of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 34 North, Range 4 East, W.M., lying Southerly of the County Road, described as follows:

Beginning at a point 140 feet South of the Northernmost point of the East boundary of said property lying South of the County Road; thence North 140 feet along said Eastern boundary;  
thence 90 degrees West for a distance of 30 feet;  
thence South to the point of beginning.

**EXHIBIT B**

20-6382-TJ

1. Regulatory notice/agreement regarding low water flow mitigation that may include covenants, conditions and restrictions affecting the subject property recorded 12/03/1998 as Auditor's File No. 9812030075 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

EXHIBIT C

Loughlin to Skagit Land Trust

That portion of the East 165 feet of the West 537 feet of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 10, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the southeast corner of the portion of said subdivision, thence North  $0^{\circ}03'56''$  East a distance of 867.61 feet;

Thence South  $71^{\circ}48'35''$  West a distance of 173.74 feet to the west line thereof;

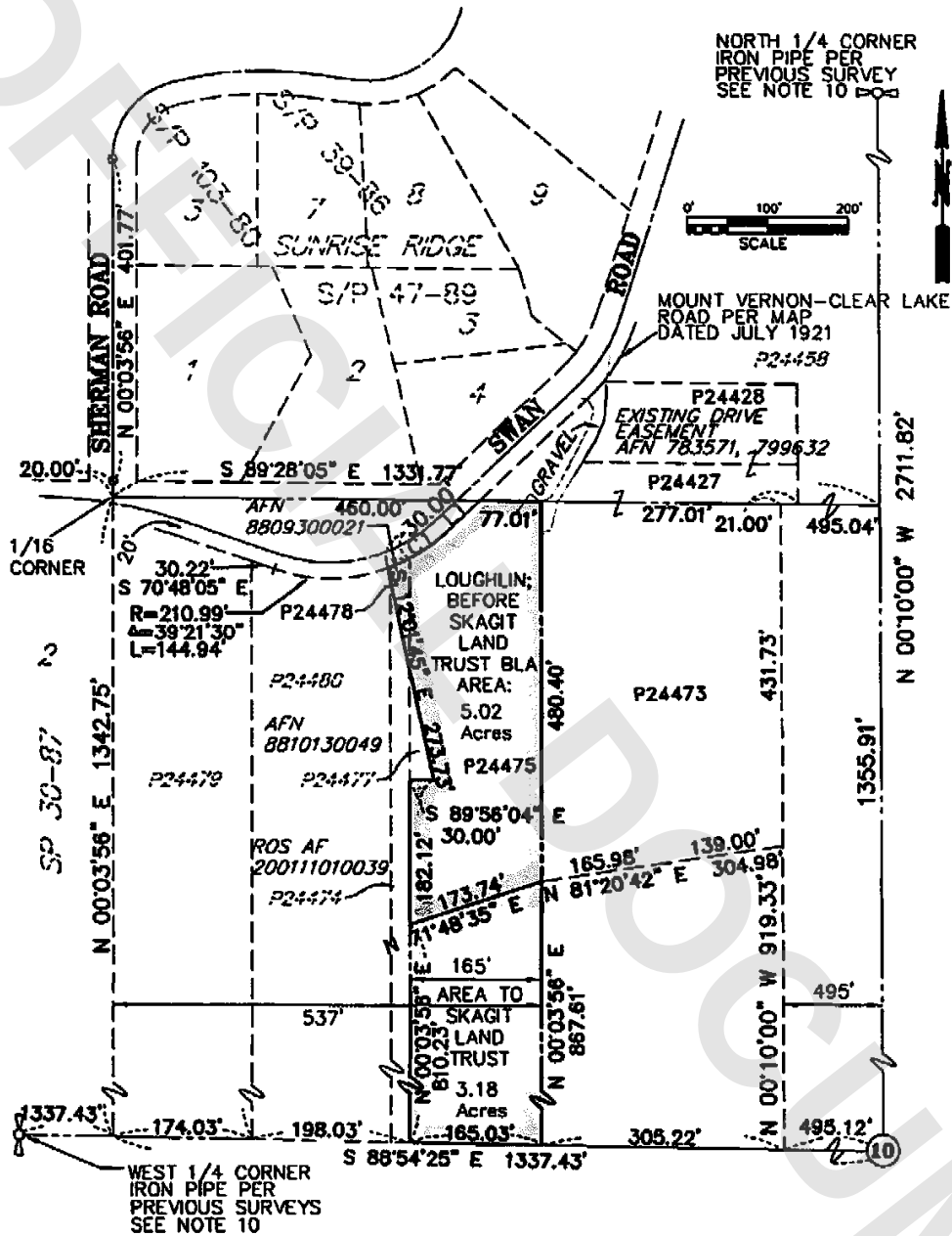
Thence South  $0^{\circ}03'56''$  West a distance of 810.23 feet to the South line thereof;

Thence South  $88^{\circ}54'25''$  East along the South line a distance of 165.03 feet to the Point of Beginning.



PRE-BLA Loughlin's own blue and green, Skagit Land Trust owns to South.

POST -BLA Loughlins own blue, Skagit Land Trust owns green and to South.



SE 1/4 OF NW 1/4 OF  
SECTION 10, T. 34 N.,  
R. 4 E., W.M.

DATE: 05/16/2022 11:24 AM