

When recorded return to:

Wesley Shoemaker and Sierra Peterson  
467 Alger Cain Lake Road  
Sedro-Woolley, WA 98284

204892-LT

**STATUTORY WARRANTY DEED**

Land Title & Escrow of Skagit & Island County  
Reference: 50019183-801

**THE GRANTOR(S)**

Katherine A. Schneekloth, a single person,

for and in consideration of  
Ten Dollars and other valuable consideration (\$10.00)

in hand paid, conveys, and warrants to  
Wesley Shoemaker and Sierra Peterson, husband and wife

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.

SUBJECT TO: 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.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P29136

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20222094

May 20 2022

Amount Paid \$7653.00

Skagit County Treasurer

By Lena Thompson Deputy

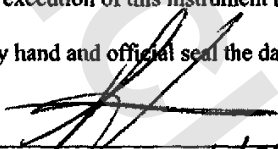
Dated: May 13, 2022

*Katherine A. Schneekloth by Heidi A. Schneekloth Attorney in Fact.*  
Katherine A. Schneekloth by Heidi Schneekloth, Attorney-In-Fact

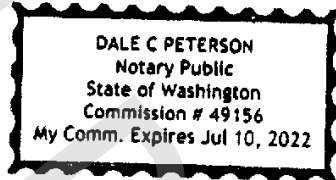
State of Washington  
County of Snohomish

On this 17<sup>th</sup> day of May, 2022, before me personally appeared Heidi Schneekloth, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Katherine A. Schneekloth and acknowledged that she signed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living and is not insane.

Given under my hand and official seal the day and year last above written.



Notary Public in and for the State of Washington  
Residing at Kirkland  
My Appointment expires: 7/10/22



**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 1815 Douglas Street, Mount Vernon, WA 98273  
Tax Parcel Number(s): P29136

**Property Description:**

**PARCEL "A":**

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of Douglas Street, as now established in the City of Mount Vernon, 798.5 feet South of the North line of said subdivision;  
thence West 120 feet;  
thence South 100 feet;  
thence East 120 feet;  
thence North 100 feet to the point of beginning,

EXCEPT that portion lying within the boundaries of a tract sold to Marvin R. Hamilton and Larona Dawn Hamilton, husband and wife, by Everett L. Morgan and Laura Morgan, husband and wife, by correction Contract dated August 27, 1958, recorded September 8, 1958, under Auditor's File No. 570065, described as follows:

Beginning at a point on the West line of Douglas Street 388 feet North from the South line of said Southwest 1/4 of the Northeast 1/4;  
thence West 120 feet;  
thence North 81 feet;  
thence East 120 feet;  
thence South 81 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of that certain 60 foot wide street in the City of Mount Vernon, known as Douglas Street, which point is 798.50 feet South of, when measured at right angles from, the North line of said subdivision, and which point is the Northeast corner of that tract of land conveyed to Douglas J. Schneekloth and Katherine A. Schneekloth, husband and wife, by deed recorded under Auditor's File No. 733254;  
thence South 89°14'36" West, parallel with the North line of said subdivision, a distance of 120.00 feet, to the Northwest corner of said tract conveyed to Douglas J. Schneekloth, et ux, and which point is the true point of beginning of this description;  
thence continuing South 89°14'36" West, parallel with the North line of said subdivision, a distance of 41.83 feet to a point in an old fence line, which fence existed on July 20, 1973;  
thence South 0°36'42" East, along said fence line, a distance of 85.19 feet to a point that is 469.00 feet North of the South line of said subdivision;  
thence North 88°28'02" East, parallel with the South line of said subdivision, a distance of 40.98 feet to the Northwest corner of that tract of land sold to Marvin R. Hamilton and Larona Dawn Hamilton, husband and wife, by Everett L. Morgan and Laura Morgan, husband and wife, by correction Contract filed under Auditor's File No. 570065, and which corner is the Southwest corner of said tract conveyed to Douglas J. Schneekloth, et ux;

thence North 0°00'28" West, parallel with the West line of said Douglas Street, along the West line of said tract conveyed to Douglas J. Schneekloth, et ux, a distance of 84.64 feet to the true point of beginning of this description.

Situate in the County of Skagit, State of Washington.