

When recorded return to:
Marcus A. Latham and Karen M. Hills
1710 28th Street
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE

620051253

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620051253

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael Evans, *an unmarried person*

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Marcus A. Latham and Karen M. Hills, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN SW 1/4 SE 1/4, SEC 24-35-1E, W.M

Tax Parcel Number(s): P31838 / 350124-0-065-0002

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

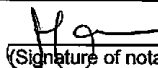
STATUTORY WARRANTY DEED
(continued)

Dated: May 16, 2022


Michael Evans

State of New Mexico
County of Doña Ana

This record was acknowledged before me on May 20, 2022 by
Michael Evans


(Signature of notary public)

Notary Public in and for the State of New Mexico
Residing at: Las Cruces, NM
My commission expires: 03/18/2024

STATE OF NEW MEXICO NOTARY PUBLIC JENNIFER GORHAM COMMISSION NUMBER 1080167 EXPIRATION DATE 03-18-2024
--

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P31838 / 350124-0-065-0002

THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24,
TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 28 RODS AND 4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;

THENCE EAST ALONG THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO HOMER C.
TALBERT AND JUDITH TALBERT, HIS WIFE, BY DEED RECORDED MARCH 14, 1962, UNDER
AUDITOR'S FILE NO. 619073, A DISTANCE OF 268.13 FEET TO THE SOUTHEAST CORNER OF
SAID TRACT;

THENCE SOUTH ALONG THE WEST LINE OF A TRACT OF LAND CONVEYED TO ROBERT I.
JONES AND LAVONNE JONES, HIS WIFE, BY DEED RECORDED JUNE 13, 1953, UNDER
AUDITOR'S FILE NO. 489442, A DISTANCE OF 169 FEET TO A POINT ON A LINE PARALLEL
WITH AND 297 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4;

THENCE WEST 122.13 FEET TO THE SOUTHEAST CORNER OF A TRACT OF LAND CONVEYED
TO HOMER C. TALBERT AND JUDITH TALBERT, HIS WIFE, BY DEED RECORDED MAY 26, 1964,
UNDER AUDITOR'S FILE NO. 651064;

THENCE NORTH ALONG THE EAST LINE OF SAID TALBERT TRACT 154 FEET TO THE
NORTHEAST CORNER THEREOF;

THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 146 FEET TO THE WEST LINE OF
SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;

THENCE NORTH 15 FEET TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 28 RODS AND 4 FEET NORTH OF THE SOUTHWEST CORNER OF SAID
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4;

THENCE SOUTH 15 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED
TO HOMER C. TALBERT AND JUDITH TALBERT, HIS WIFE, BY DEED RECORDED MAY 26, 1964,
UNDER AUDITOR'S FILE NO. 651064;

THENCE EAST ALONG THE NORTH LINE OF SAID TALBERT TRACT 146 FEET;

THENCE NORTH ALONG THE EAST LINE OF SAID TALBERT TRACT EXTENDED NORTH TO
THE SOUTH LINE OF THAT TRACT OF LAND CONVEYED TO HOMER C. TALBERT AND JUDITH
TALBERT, HIS WIFE, BY DEED RECORDED MARCH 14, 1962, UNDER AUDITOR'S FILE NO
619073;

THENCE WEST ALONG THE SOUTH LINE OF SAID TALBERT TRACT 146 FEET, MORE OR
LESS, TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF ANACORTES BY DEED
RECORDED JULY 16, 2004 UNDER AUDITOR'S FILE NO. 200407160161.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Homer C. Talbert, et ux
Purpose: Ingress and egress
Recording Date: May 26, 1964
Recording No.: 651064
Affects: Southerly 14 feet

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Cascade Natural Gas Corporation, a Washington Corporation
Purpose: Oil and gas pipelines
Recording Date: October 19, 1967
Recording No.: 705885
Affects: Portion of the subject property

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of: Puget Sound Power and Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: January 19, 1977
Recording No.: 849526
Affects: Portion of the subject property

4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Anacortes, a municipal corporation
Purpose: Sewers, water lines and appurtenances
Recording Date: March 16, 1977
Recording No.: 852443

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Thomas L. Allen, Brian K. Allen, Allen Properties and/or assigns through future sales
Purpose: Ingress, egress, road construction and utilities
Recording Date: January 29, 1993
Recording No.: 9301290100
Affects: South 20 feet

EXHIBIT "B"
Exceptions
(continued)

6. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
7. City, county or local improvement district assessments, if any.
8. Assessments, if any, levied by City of Anacortes.

