

When recorded return to:

Keith Erwin and Jennine Erwin
18980 Sulfur Springs Road
Mount Vernon, WA 98274

GNW 22-15057

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ronald L. Mason and Malinda L. Mason, each as their separate estates, and Monroe Mason, Trustee of Grace Aschenbrenner Testamentary Trust, as their interests appear of record, 19566 Trace Ty Lane, Burlington, WA 98233,

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

in hand paid, conveys, and warrants to Keith Erwin and Jennine Erwin, 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:


Lots 23 & 24, PLAT 1, SULPHUR SPRINGS LAKE TRACTS, TGW VACATED R/R

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): P69844, P69843 and P113127

Dated: 5/26/22


Ronald L. Mason


Malinda L. Mason by Ronald Mason, Attorney-In-Fact

Grace Aschenbrenner Testamentary Trust

By: _____
Monroe Mason, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222284

Jun 02 2022

Amount Paid \$1765.00

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15057-KH

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STATE OF WASHINGTON
COUNTY OF SKAGIT

* & Malinda L. Mason by

This record was acknowledged before me on 26 day of May, 2022 by Ronald L. Mason, Ronald Mason and
~~Monroe Mason, Trustee of Grace Aschenbrenner Testamentary Trust.~~ *attorney in fact



Signature



Title

My appointment expires: 7-1-2024

HANNAH BEAM
Notary Public
State of Washington
Commission # 20109852
My Comm. Expires Jul 1, 2024

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Dated: _____

Ronald L. Mason

Malinda L. Mason by Ronald Mason, Attorney-In-Fact

Grace Aschenbrenner Testamentary Trust

By: _____

Monroe Mason, Trustee

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STATE OF WASHINGTON ^{Dea} ~~County of Skagit~~ ^{Colfax}
COUNTY OF ~~SKAGIT~~ ^{Steele}

This record was acknowledged before me on 27th day of May, 2022 by ~~RONALD L. MASON, Ronald L. Mason and~~
Monroe Mason, Trustee of Grace Aschenbrenner Testamentary Trust.

[Signature]
Signature

Notary Public
Title

My appointment expires: 07/22/2025

CALIFORNIA ACKNOWLEDGMENT

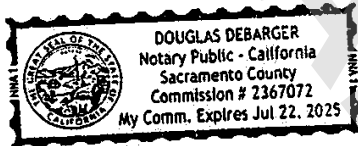
CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SacramentoOn 05/27/2022 before me, Douglas DeBarger Notary Public
Date Here Insert Name and Title of the Officerpersonally appeared Monroe McQueen MASON
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

Signer's Name: _____

☐ Corporate Officer – Title(s): _____☐ Partner – ☐ Limited ☐ General☐ Individual ☐ Attorney in Fact☐ Trustee ☐ Guardian or Conservator☐ Other: _____

Signer is Representing: _____

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 18973 Sulfur Springs Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P69844, P69843 and P113127

Property Description:

Parcel A:

Lots 23 and 24, "PLAT 1, SULPHUR SPRINGS LAKE TRACTS", as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington.

Parcel B:

That portion of the 100 foot wide railroad right-of-way, commonly known as the Northern Pacific Railway, running Northerly and Southerly through Government Lot 9 of Section 6, Township 33 North, Range 5 East, W.M., which lies West of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Lots 23 and 24 of "SULPHUR SPRINGS LAKE TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 5 of Plats, page 13, records of Skagit County, Washington.

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EXHIBIT B

22-15057-KH

1. Reservations contained in deed executed May 18, 1913, by Union Lumber Company, a corporation, of New Jersey, to Bass Lumber Company, a corporation of Washington, which deed was filed June 21, 1913, in the office of the Auditor of Skagit County, Washington, and recorded in Volume 92 of Deeds, page 273, under Auditor's File No. 97183, as follows:

"Subject to all rights of the Atlas Lumber Company by virtue of a conveyance to it of the timber upon the said lands, rights-of-way for the removal thereof heretofore given, and subject to all existing easements or rights-of-way for public roads or otherwise, over and across said land, and also excepting and reserving from this conveyance all petroleum, gas, coal and other valuable minerals with rights to entry to take and remove the same."

2. Reservation of all petroleum, gas, coal and other valuable minerals with the right of entry to take and remove the same contained in deed from Bass Lumber Company, a corporation, and H. C. Peters and wife, dated July 1, 1926, filed for record April 29, 1927, and recorded in Volume 143 of Deeds, page 125.

3. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SULPHUR SPRINGS LAKE TRACTS recorded October 18, 1932 as Auditor's File No. 245862 (Vol. 5 of Plats, Page 13).

4. Regulatory notice/agreement regarding Certificate of Surface Water Right that may include covenants, conditions and restrictions affecting the subject property, recorded March 11, 1974 as Auditor's File No. 797691

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.

5. Easement, affecting a portion of subject property for the purpose of Access, Ingress, Egress and Pump Station including terms and provisions thereof granted to Skagit County Sewer District No. 2 recorded October 28, 1980 as Auditor's File No. 8010280072

6. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat No. PL06-0380 recorded November 20, 2006 as Auditor's File No. 200611200085.

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