

When recorded return to:

Richard R. Bergdahl and Nanette Bergdahl
15599 Yokeko Drive
Anacortes, WA 98221

GNW 22-14969

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ruth E. Lesourd, a single person as her separate estate,

for and in consideration of ten dollars and other valuable consideration, as part of a 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Richard R. Bergdahl and Nanette Bergdahl, 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:

Lots 11-15, Block 290, JULIUS S. POTTER'S PLAT OF FIDALGO CITY, tgw Tidelands

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): P73422/4106-290-015-0005; P20550/340219-0-065-0009

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222422

Jun 10 2022

Amount Paid \$24025.00
Skagit County Treasurer
By Lena Thompson Deputy


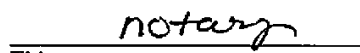
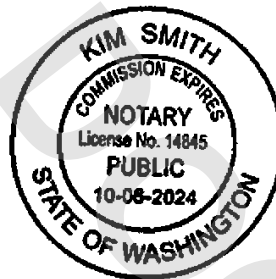
Statutory Warranty Deed
LPB 10-05

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Dated: 5/31/22
Ruth E. LesourdSTATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Ruth E. Lesourd is the person who appeared before me, and said persons acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.


Signature
TitleMy appointment expires: 10-6-2024

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 15599 Yokeko Drive, Anacortes, WA 98221
Tax Parcel Number(s): P73422/4106-290-015-0005; P20550/340219-0-065-0009

Property Description:

PARCEL A:

Lots 11 through 15, inclusive, Block 290, "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASH.", as per plat recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington.

TOGETHER WITH all those portions of the adjacent and abutting streets and alleys as would attach by operation of law.

Situate in the County of Skagit, State of Washington.

PARCEL B:

Tidelands of the second class abutting upon, adjacent to and lying in front of the North 1/2 of vacated Boyer Street and abutting upon adjacent to and lying in front of Lots 11, 12 and 13, Block 290, all in "JULIUS S. POTTER'S PLAT OF FIDALGO CITY, WASH.", as per plat recorded in Volume 2 of Plats, page 77, records of Skagit County, Washington.

TOGETHER WITH those portions of vacated streets adjacent and abutting thereon as would attach by operation of law.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

22-14969-KS

10. Exceptions and reservations contained in Deed from the State of Washington under which title to portion of said premises comprising tidelands is claimed, recorded under Auditor's File Nos. 95361 and 148586, whereby the grantor excepts and reserves all oils, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working mines, etc., provided that no rights shall be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

(Affects tidelands only)

11. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Similk Bay / Puget Sound.

12. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

13. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

14. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

15. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Della McIntyre

And: Cedric Hoffer

Dated: APRIL 29, 1947

Recorded: JUNE 14, 1947

Auditor's No.: 405588

Regarding: A permanent right of way and easement over and across the South 16 feet of Lot 16, Block 290, "Julius S. Potter Plat of Fidalgo City, Washington", for road purposes to and be for the benefit of the Grantee and his successors in interest in Lots 11, 12 and 13 of said Block 290, and be a covenant running with the land last described. By acceptance of this conveyance it is agreed that the entire cost of construction, maintenance and upkeep of said roadway and right of way shall be at the sole cost and expense of the Grantee, his successors and assigns.

16. EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Merle G. Broyles and Edna Lucile Broyles, husband and wife, their heirs or assigns.

Dated: MAY 7, 1955

Recorded: MAY 17, 1955

Auditor's No.: 517898

17. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: Cedric G. Hoffer and Frankie L. Hoffer

And: Merle G. Broyles and Edna Lucile Broyles

Dated: MAY 7, 1955

Recorded: MAY 17, 1955

Auditor's No.: 517899

Statutory Warranty Deed
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Regarding: Roadway easements

18. 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 Survey recorded July 2, 2014 as Auditor's File No. 201407020037.

19. Regulatory notice/agreement regarding Protected Critical Area Site Plan that may include covenants, conditions and restrictions affecting the subject property, recorded January 23, 2015 as Auditor's File No. 201501230100 .

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.

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