

When recorded return to:

Fred Klein and Ellen Klein
13735 Rawlins Road
Mount Vernon, WA 98273

GNW 22-15562

STATUTORY WARRANTY DEED

THE GRANTOR(S) Ted L. Fleming and Linda G. Fleming, husband and wife, 9202 Flagstaff Lane, La Conner, WA 98257,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Fred Klein and Ellen Klein, 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:
PTN NW1/4 SW1/4, SEC 13 - TWP 34N - RNG 3E, W.M.

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): P21770

Dated: 6-9-22


Ted Fleming


Linda Fleming

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222445

Jun 13 2022

Amount Paid \$7205.00
Skagit County Treasurer
By Josie Bear Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15562-KH

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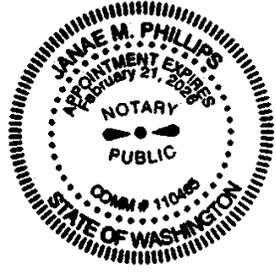
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 9th day of June, 2022 by Ted Fleming, Linda Fleming.

Jane M. Phillips
Signature

Notary
Title

My appointment expires: 2/21/26



Statutory Warranty Deed
LPB 10-05

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 17188 State Route 536, Mount Vernon, WA 98273
Tax Parcel Number(s): P21770

Property Description:

That portion of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Township 34 North, Range 3 East, W.M., described as follows;

Beginning at a point of the West line of the Memorial Highway right-of-way where the same is intersected by a line running East from a point 329.7 feet South of West 1/4 corner of said Section; thence West 41 feet, Thence South, 100 feet; thence East to the West line of said Highway right-of-way; thence Northwesterly on said Highway right-of-way to the point of beginning; EXCEPT all road rights-of-way.

Situate in Skagit County, Washington.

Statutory Warranty Deed
LPE 10-05

Order No.: 22-15562-KH

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EXHIBIT B

22-15562-KH

1. "Any invalidity, unenforceability, lack of priority, adverse claim, or other matter created by or arising out of the recording of copies of electronic original documents in the Public Records."
2. 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 Record of Survey recorded November 15, 2018 as Auditor's File No. 201811150066.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded October 29, 1987 as Auditor's File No. 8710290022