

When recorded return to:

Richard J. Breuner and Ava C. Haymon
807 32nd Avenue South
Seattle, WA 98144

205807-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Kate P. Hawken and Zachary B. Norris, wife and husband**

for and in consideration of ONE MILLION SEVEN HUNDRED THOUSAND AND 00/100 Dollars
(\$1,700,000.00)

in hand paid, conveys, and warrants to **Richard J. Breuner and Ava C. Haymon, a married couple**
the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

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

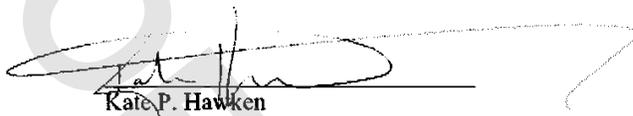
ptn Gov. Lot 3, 18-34-2 E W.M.

Tax Parcel Number(s): 340218-0-009-0009/P20470

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record
including, but not limited to, those shown Land Title Company's Preliminary Commitment No.
205807-LT.

(attached to Statutory Warranty Deed)

Dated: July 15, 2022



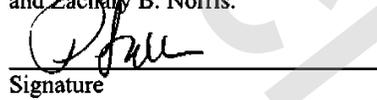
Kate P. Hawken



Zachary B. Norris

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 19 day of July, 2022 by Kate P. Hawken and Zachary B. Norris.



Signature

Notary

Title

My commission expires: 1/12/2023



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20222982
Jul 20 2022
Amount Paid \$32305.00
Skagit County Treasurer
By Lena Thompson Deputy

Exhibit A

A tract of unplatted land lying North of Block 50 and West of Block 34, "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington; being a portion of Government Lot 3 in Section 18, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the intersection of the North line of 9th Street as established by the South line of Block 34 in said plat, produced West, and the East line of Lexington Avenue as platted in said plat, produced North;

thence North along the East line of Lexington Avenue produced 195 feet;

thence East 115 feet;

thence South 195 feet to the North line of 9th Street produced;

thence West 115 feet to the point of beginning;

ALSO, that portion of the East 1/2 of vacated Lexington Avenue shown on the plat of "MAP OF FIDALGO CITY, SKAGIT CO., WASHINGTON", as per plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington, lying North of the North line of 9th Street.

Situate in the County of Skagit, State of Washington.