

**When recorded return to:**

Garat M. Grant and Kelsey M. Grant  
2947 Friday Creek Road  
Burlington, WA 98233

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052056

**CHICAGO TITLE**

620052056

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Chris H. Allen, also appearing of record as Christopher H. Allen, an unmarried person, as his separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Garat M. Grant and Kelsey M. Grant, a married couple and Jeremiah A. Burkins and Abigail K.J. Lawrence, 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 NW, 17-36-4E W.M. AKA Tract C, Survey 839983

Tax Parcel Number(s): P49581 / 360420-2-002-0905

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20223149

Aug 01 2022

Amount Paid \$9776.10  
Skagit County Treasurer  
By Lena Thompson Deputy

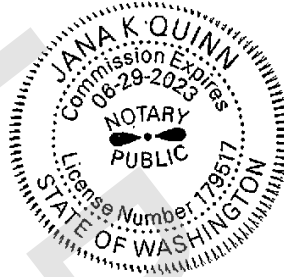
**STATUTORY WARRANTY DEED**  
(continued)

Dated: July 27, 2022

Chris Allen  
Chris H. Allen

State of Washington  
County of Skaagit  
This record was acknowledged before me on 07/28/2022 by Chris H. Allen.

Jana K Quinn  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 06/29/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P49581 / 360420-2-002-0905**

---

THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., AND THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 20 OF SAID TOWNSHIP AND RANGE, ALL WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SECTION 17 (NORTHWEST CORNER OF SAID SECTION 20);

THENCE SOUTH 89°05'13" EAST, ALONG THE LINE COMMON TO SAID SECTIONS 17 AND 20, 1,713.58 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF THE STATE HIGHWAY (SAMISH ROAD);

THENCE NORTH 23°38' WEST, ALONG SAID WESTERLY MARGIN, 51.78 FEET TO A POINT TO BE HEREINAFTER REFERRED TO AS POINT "X";

THENCE CONTINUE NORTH 23°38' WEST, ALONG SAID WESTERLY MARGIN, 597.00 FEET;

THENCE SOUTH 70°40' WEST 345.64 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 70°40' WEST 345.63 FEET TO AN INTERSECTION WITH THE EASTERLY MARGIN OF THE L.M. ABBEY COUNTY ROAD (ALSO KNOWN AS THE FRIDAY CREEK ROAD);

THENCE SOUTH 15°02' EAST ALONG SAID EASTERLY MARGIN, 597.00 FEET TO A POINT THAT IS SOUTH 70°40' WEST FROM BEFORE MENTIONED POINT "X";

THENCE NORTH 70°40' EAST 390.40 FEET TO A POINT THAT IS SOUTH 19°20'00" EAST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 19°20'00" WEST 595.32 FEET TO THE TRUE POINT OF BEGINNING;

(ALSO KNOWN AS TRACT "C" OF SURVEY RECORDED JULY 29, 1976 UNDER AUDITOR'S FILE NO. 839983 IN VOLUME 1 OF SURVEYS, PAGES 195 AND 196).

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 set forth in a document:
 

In favor of: Sidney Smyth  
 Purpose: A pipe line or water main  
 Recording Date: August 4, 1909  
 Recording No.: 74853  
 Affects: A 20 foot wide strip of land, the exact location of which is not disclosed on the record
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:
 

In favor of: Puget Sound Power & Light Company  
 Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
 Recording Date: June 15, 1925  
 Recording No.: 184879  
 Affects: A 50 foot wide strip of land

Said easement among other things contains a provision against blasting within 300 feet.
3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
 

Recording No: 839983
4. Manufactured Home Title Elimination Application recorded under Recording No. 9608010030 recites that a manufactured (mobile) home is, or is being affixed to the Land.
5. City, county or local improvement district assessments, if any.
6. Manufactured Home Affidavit of Affixation, and the terms and conditions thereof:
 

Recording Date: December 2, 2019  
 Recording No.: 201912020094