

When recorded return to:

Melanie Moonstone
36987 Park Trail
Center City, MN 55012

GNW 22-16282

STATUTORY WARRANTY DEED

THE GRANTOR(S) Nicole Anthony and Eric Anthony, wife and husband, 4103 East Marietta Avenue, Spokane, WA 99217,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Melanie Moonstone, a married woman as her separate estate

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:
Section 21, Township 35 North, Range 9 East - NE SW

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): P44621

Dated: 08/02/2022

Nicole Anthony
Nicole Anthony

Eric Anthony
Eric Anthony

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223165
Aug 02 2022
Amount Paid \$6725.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16282-KH

Page 1 of 4

STATE OF WASHINGTON VIRGINIA
COUNTY OF SKAGIT NORFOLK ~~SKIT~~

This record was acknowledged before me on 2nd ^{Aug 6/22} day of ~~July~~, 2022 by Nicole Anthony and Eric Anthony.

Sharon Simone Williams
Signature Sharon Simone Williams

WITNESS my hand and official seal

Electronic Notary Public
Title
Registration Number 7708430
My commission expires: 09/30/2024



Notarized online using audio-video communication

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 9769 Sauk Connection Road, Concrete, WA 98237
Tax Parcel Number(s): P44621

Property Description:

That portion of the South 1/2 of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 21, Township 35 North, Range 9 East W.M., lying Southwesterly of the Southwesterly line of State Highway No. 20, as conveyed to the State of Washington by Deed recorded under Auditor's File No. 556524, records of Skagit County, Washington.

EXCEPT that portion thereof lying Northwesterly of the "B" line County Road connection centerline of SR 20 (PSH 16), also shown of record as Secondary State Highway 17-A, Faber Hill Vicinity, which County Road connection centerline begins at Highway Engineer's Station 259+50=B 0+00.

EXHIBIT B
22-16282-KH

10. RESERVATIONS CONTAINED IN DEED

Executed by: Frank C. Coonc and Beryl Coonc, husband and wife
Recorded: March 10, 1947
Auditor's No.: 401871

As Follows: It is understood and agreed between the parties hereto that the grantors hereof reserve the right to enter and cross the above described property with a pipe line to obtain water from the creek thereon; (The location of said line is not disclosed.)

11. AGREEMENT, AND THE TERMS AND CONDITIONS THEREOF:

Between: The State of Washington
And: Verna Josephine Coonc, et al
Dated: August 15, 1957
Recorded: September 26, 1957
Auditor's No.: 556523

Regarding: Easement and agreement for construction of water supply (The location of said water supply easement is not disclosed.)