

When recorded return to:

Barbara J. Trask and Gerrit J. van den Engh
41219 Elysian Lane
Concrete, WA 98237

GNW 22-16352

STATUTORY WARRANTY DEEDTHE GRANTOR(S) Torkel H. Ekstrom, as his separate estate, 3301 H Avenue, Anacortes, WA 98221,
for and in consideration of **ten dollars and other valuable consideration**in hand paid, conveys, and warrants to Barbara J. Trask and Gerrit J. van den Engh, 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: Property I:
SECTION 17, TOWNSHIP 35 N, RANGE 7 E - SE NWThis 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): P42922 and P42923

Dated: 8-10-2022
Torkel H. Ekstrom
Torkel H. EkstromSKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20223343
Aug 15 2022
Amount Paid \$14761.20
Skagit County Treasurer
By Lena Thompson DeputySTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on 10th day of August, 2022 by Torkel H. Ekstrom.Doug Clark
Signature
Notary Public
TitleMy commission expires: 12-15-25Statutory Warranty Deed
LPB 10-05

Order No.: 22-16352-KH

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**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 37406 State Route 20, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P42922 and P42923

Property Description:

THE WEST 990 FEET OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M., EXCEPT THAT CERTAIN 100 FOOT STRIP OF LAND CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 3565 FOR RAILROAD RIGHT-OF-WAY;

ALSO EXCEPT THAT PORTION THEREOF, CONVEYED TO SKAGIT COUNTY FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 208820 IN VOLUME 146 OF DEEDS, PAGE 19;

ALSO EXCEPT THAT PORTION THEREOF, IF ANY, LYING EAST OF A LINE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHERE THE NORTH LINE OF THE SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 7 EAST, W.M. INTERSECTS THE WESTERLY LINE OF THE AS BUILT AND EXISTING COUNTY ROAD COMMONLY KNOWN AS PINELLI ROAD; THENCE WEST 330.00 FEET; THENCE SOUTH 0°06'02" EAST 1320.00 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE TERMINAL POINT OF SAID LINE.

EXHIBIT B

22-16352-KH

10. AN EASEMENT AFFECTING THE PORTION OF SAID PREMISES AND FOR THE PURPOSES STATED HEREIN, AND INCIDENTAL PURPOSES.

FOR : TRANSMISSION LINES

IN FAVOR OF : PACIFIC NORTHWEST TRACTION COMPANY, A CORPORATION

RECORDED : NOVEMBER 22, 1912

AUDITOR'S NO. : 93896

AFFECTS : A STRIP OF LAND 60 FEET WIDE

11. Regulatory notice/agreement regarding Conditional Use Permit that may include covenants, conditions and restrictions affecting the subject property, recorded May 19, 1982 as Auditor's File No. 8205190029.

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.