

When recorded return to:

Michael Bouck and Amy Bouck
17717 Sahale Drive
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

THE GRANTOR(S) Robert W. Suttles and Susan L. Suttles, husband and wife, 17713 Sahale Drive, Mount Vernon, WA 98274,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Michael Bouck and Amy Bouck, husband and wife

the following described real estate, situated in the County Skagit, State of Washington:

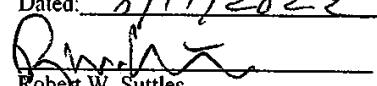
FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1:
Section 32, Township 34 North, Range 4 East - NE SE (aka Lot A & Ptn. Lot B SP 96-004)

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): P105755

Dated: 8/11/2022


Robert W. Suttles


Susan L. Suttles

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223354

Aug 15 2022

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

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16191-KH

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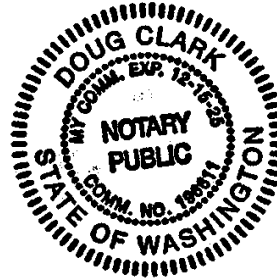
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 11th day of August, 2022 by Robert W. Suttles and Susan L. Suttles.

Doug Clark
Signature

Notary Public
Title

My appointment expires: 12-15-25



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 17717 Sahale Drive, Mount Vernon, WA 98274
Tax Parcel Number(s): P105755

Property Description:

Lot A, together with the West 25 feet of Lot B, Short Plat No. 96-004, approved March 11, 1996 and recorded March 13, 1996 as Auditor's File No. 9603130074 in Volume 12 of Short Plats, page 81, records of Skagit County, Washington, and being a portion of the Northeast 1/4 of the Southeast 1/4, Section 32, Township 34 North, Range 4 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across that certain 60 foot wide private road known as Sahale Drive, as more fully described and set forth in Documents recorded under Auditor's File Nos. 760671 and 8010310003, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16191-KH

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EXHIBIT B

22-16191-KH

10. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: May 5, 1971

Auditor's No.: 752211

Purpose: Ingress to and egress from all portions of the benefited lands

Area Affected: As constructed

Amended Declaration of Easement filed under Auditor's File No. 760671.

11. DECLARATION OF EASEMENTS, COVENANTS AND ROAD MAINTENANCE AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Dated: September 12, 1980

Recorded: October 31, 1980

Auditor's No.: 8010310003

Affects: Herein described and other property

12. 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 Short Plat No. 92-025 recorded December 18, 1992 as Auditor's File No. 9212180013.

13. 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 Short Plat No. 96-004 recorded March 13, 1996 as Auditor's File No. 9603130074.

14. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded October 15, 1996 under Auditor's File No. 9610150026.

15. Easement, affecting a portion of subject property for the purpose of Utilities and Drainage Easement including terms and provisions thereof granted to Robert Suttles and Susan Suttles recorded June 24, 2022 as Auditor's File No. 202206240043