

When recorded return to:

Curtis Haskin
59379 State Route 20
Rockport, WA 98283

GNW 22-16680

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alan Goerdt and Lori Pooch-Goerdt, husband and wife,

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

in hand paid, conveys, and warrants to Curtis Haskin, a single person and Kayla M. Samley, a single person

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:

Ptn. Gov. Lots 2 & 4 of Section 13, all in Township 35 North, Range 10 East

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): P45216; 351013-0-021-0015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223837

Sep 16 2022

Amount Paid \$3029.00
Skagit County Treasurer
By Lena Thompson Deputy

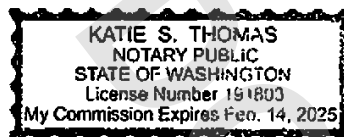
Statutory Warranty Deed
LPB 10-05

Order No.: 22-16680-KS

Page 1 of 4

Dated: 9-1-2022Alan Goerd
Alan GoerdLori Poock-Goerd
Lori Poock-GoerdSTATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Alan Goerd and Lori Poock-Goerd are the persons who appeared before me and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Katie S. Thomas
SignatureNotary
TitleMy commission expires: 2.14.25Statutory Warranty Deed
LPB 10-05

Order No.: 22-16680-KS

Page 2 of 4

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 59379 State Route 20, Rockport, WA 98283
Tax Parcel Number(s): P45216; 351013-0-021-0015

Property Description:

That portion of Government Lot 2 of Section 12 and that portion of Government Lot 4 of Section 13, all in Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point on the North line of Government Lot 4 of said Section 13 which lies South 89°58'41" East, a distance of 1,606.23 feet from the Northwest corner thereof; thence South 17°03'58" West, a distance of 18.08 feet; thence South 15°15'18" East, a distance of 13.77 feet; thence South 44°29'29" East, a distance of 108.32 feet to the North line of Highway 20; thence North 59°35'22" East along the North line of Highway 20, a distance of 75.58 feet to the point of curvature of a curve to the right having a radius of 1,830.00 feet; thence Northeasterly along said curve through a central angle of 1°43'00" and an arc distance of 54.83 feet; thence North 35°27'54" West, a distance of 36.37 feet; thence North 14°01'43" West, a distance of 113.70 feet; thence South 89°42'13" West, a distance of 85.30 feet; thence South 32°08'14" West, a distance of 85.94 feet; thence South 17°03'58" West, a distance of 25.30 feet to the point of beginning of this description.

EXHIBIT B

22-16680-KS

10. 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 Survey recorded February 1, 2008 as Auditor's File No. 200802010080.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16680-KS

Page 4 of 4