

**When recorded return to:**  
Geran Mailho and Delia Mailho  
1937 Bartl Drive  
Camano Island, WA 98282

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620052239

**CHICAGO TITLE**  
620052239

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Daniel J. Leiskau and Elizabeth J Leiskau, a married couple  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Geran L. Mailho and Delia C. Mailho, 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 SE 1/4 SW 1/4 7-35-5 AND AKA TRACT B, SURVEY 794429

Tax Parcel Number(s): P38641 / 350507-3-004-0106

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

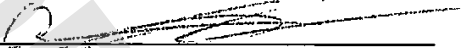
Affidavit No. 20223993

Sep 29 2022

Amount Paid \$11075.50  
Skagit County Treasurer  
By Lena Thompson Deputy

STATUTORY WARRANTY DEED  
(continued)


Dated: September 8, 2022

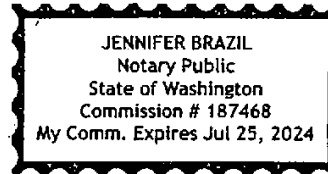
  
\_\_\_\_\_  
Daniel Leiskau

  
\_\_\_\_\_  
Elizabeth Leiskau

State of Washington  
County of Skaagit

This record was acknowledged before me on 9-8-2022 by Daniel Leiskau and Elizabeth Leiskau.

  
(Signature of notary public)  
Notary Public in and for the State of Washington  
My commission expires: 7-25-2024



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P38641 / 350507-3-004-0106**

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Commencing at the Northwest corner of the Southeast Quarter of the Southwest Quarter of Section 7, Township 35 North, Range 5 East of the Willamette Meridian;  
Thence North 88°32'40" East along the North line of said subdivision for a distance of 217.36 feet to the true point of beginning;  
Thence continuing North 88°32'40" East for a distance of 353.46 feet to the West edge of the County Road;  
Thence South 44°47'40" East along the West edge of the County Road for a distance of 115.73 feet;  
Thence South 9°07'00" West for a distance of 627.70 feet;  
Thence North 80°53'00" West for a distance of 213.55 feet;  
Thence North 10°42'12" West for a distance of 670.76 feet to the true point of beginning.

(Also known as Tract B of Survey recorded December 12, 1973, under Auditor's File No. 794429, records of Skagit County, Washington.)

Together with an non-exclusive easement for ingress, egress and utilities over and across a 60.0 foot strip of land, the centerline of which is more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 7, Township 35 North, Range 5 East of the Willamette Meridian;  
Thence South 88°07'49" West along the South line of said subdivision for a distance of 75.89 feet to the West edge of the County Road right of way;  
Thence North 15°27'03" West along the edge of said County Road right of way for a distance of 220.92 feet to the beginning of a tangent curve to the left having a radius of 3,057.21 feet;  
Thence along the arc of said curve through a central angle of 4°47'51" for a distance of 256.13 feet to the true point of beginning;  
Thence North 72°36'21" West for a distance of 140.29 feet to the beginning of a tangent curve to the left having a radius of 1,568.88 feet;  
Thence along the arc of said curve through a central angle of 7°17'38" for a distance of 199.73 feet;  
Thence North 80°53'00" West for a distance of 500.00 feet to a center point of a 50 foot cul-de-sac, said point being termination point of said centerline;

EXCEPT that portion of said easement lying within the above described main tract.

Situated in Skagit County, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  

Granted to:	Adjacent property owners
Purpose:	Ingress, egress and utilities
Recording Date:	October 9, 1973
Recording No.:	791826
  
2. 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: 794429
  
3. Covenants, conditions and restrictions 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, source of income, gender, gender identity, gender expression, medical condition or genetic information, 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 in the document  
  
Recording Date: October 8, 1974  
Recording No.: 808580
  
4. City, county or local improvement district assessments, if any.
  
5. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.