

When recorded return to:

Stewart C. Toshach and Ellen Bynum, Trustee, Trustees of Toshach Bynum Living Trust dated
February 7, 2020
PO Box 909
LaConner, WA 98257-0909
207706-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) Karena M. Koerberle-Wells, Personal Representative of the Estate of Carol Jean Ehlers, deceased, Superior Court of the State of Washington for Skagit County, Probate Cause No. 18-4-00360-29

for and in consideration of NINE HUNDRED EIGHTY FIVE THOUSAND AND 00/100 Dollars
(\$985,000.00)

in hand paid, conveys, and warrants to **Stewart C. Toshach and Ellen Bynum, Trustees of Toshach Bynum Living Trust dated February 7, 2020**

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

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: (Required if full legal not inserted above.)

Lots 9 & 10, Rancho San Juan Del Mar Subd. 8 and ptn of Government Lot 2, 10-34-1 E.

Tax Parcel Number(s): 3979-000-009-0002/P68396 & 3979-000-010-0009/P68397 & 340110-0-002-0203/P102329 & 340110-0-002-0104/P102257

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 207706-LT.

Dated: November 1, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224632
Nov 17 2022
Amount Paid \$16638.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

The Estate of Carol Jean Ehlers

By: Karena M. Koeberle
Karena M. Koeberle-Wells, Personal Representative



STATE OF WASHINGTON
COUNTY OF Snohomish

This record was acknowledged before me on 2nd day of NOV, 2022 by Karena M. Koeberle-Wells, Personal Representative of The Estate of Carol Jean Ehlers.

Shonna Wilkerson
Signature

Notary
Title

My commission expires: 8/28/25

Exhibit A

PARCEL "A":

Lot 9, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 8," as per plat recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lot 10, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 8," as per plat recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Government Lot 2, Section 10, Township 34 North, Range 1 East, W.M.; described as follows:

Commencing at the Southeast corner of Lot 9, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 8," as per plat recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County, Washington; thence North 75°22'00" West along the South line thereof a distance of 201.23 feet to the Southwest corner thereof; thence North 10°30'00" East along the West line of said Lot 9 to the Southwest corner of Lot 10 and the TRUE POINT OF BEGINNING; thence North 75°22'00" West to the line of ordinary high tide of Burrows Bay; thence Northerly along the line of ordinary high tide to a point which lies North 75°04'00" West from the Northwest corner of Lot 10 of said plat of San Juan Del Mar Subdivision No. 8; thence South 75°04'00" East to the Northwest corner of said Lot 10; thence South 5°06'00" West along the Westerly line of said Lot 10 a distance of 125.22 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

(continued...)

PARCEL "D":

That portion of Government Lot 2, Section 10, Township 34 North, Range 1 East, W.M.; described as follows:

Commencing at the Southeast corner of Lot 9, of the Plat of "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 8," as per plat recorded in Volume 8 of Plats, pages 34 and 35, records of Skagit County, Washington.

thence North 75°22'00" West along the South line thereof a distance of 201.23 feet to the TRUE POINT OF BEGINNING;

thence North 75°22'00" West to the line of ordinary high tide of Burrows Bay;

thence Northerly along the line of ordinary high tide to a point which lies North 75°22'00" West from the Northwest corner of Lot 9 of said plat of San Juan Del Mar Subdivision No. 8;

thence South 75°22'00" East to the Northwest corner of said Lot 9;

thence South 10°30'00" West along the Westerly line of said Lot 9 a distance of 99.84 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.