

When recorded return to:

Casey Van Leeuwen and Bailey Van Leeuwen
16937 Allen West Road
Bow, WA 98232

207785-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Timothy E. Van Leeuwen and Carol L. Van Leeuwen, husband and wife**

for and in consideration of THREE HUNDRED SEVENTY TWO THOUSAND AND 00/100 Dollars
(\$372,000.00)

in hand paid, conveys, and warrants to **Casey Van Leeuwen and Bailey Van Leeuwen, husband and wife**

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.)

ptn Short Plats 2-72 & 3-72, (ptn SE SE, 14-35-3)

Tax Parcel Number(s): 350314-4-008-0301/ P34337

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. 207785-LT.

Dated: November 29, 2022

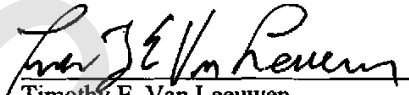

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224759

Dec 01 2022

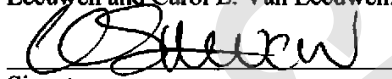
Amount Paid \$5957.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)


Timothy E. Van Leeuwen

Carol L. Van Leeuwen

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 29th day of November, 2022 by Timothy E. Van Leeuwen and Carol L. Van Leeuwen.


Signature

Notary Public
Title

My commission expires: Aug. 10, 2025

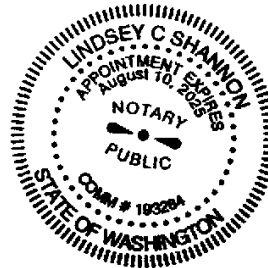


Exhibit A

That portion of the following described Parcels A and B lying Westerly of the following described line in the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M.;

Commencing at the Southeast corner of said Section 14;
thence North 89°20'25" West along the South line of said Section 14 a distance of 256.03 feet;
thence North 02°23'40" West a distance of 20.03 feet to the North line of the Allen West Road and the TRUE POINT OF BEGINNING of said line;
thence continue North 02°23'40" West a distance of 330 feet, more or less, to the Samish River and the terminus of said line.

PARCEL A:

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
thence North 89°20'25" West along the South line of said subdivision a distance of 340.03 feet;
thence North 02°23'40" West, a distance of 20.03 feet to the North line of the Allen West County Road, and the true point of beginning;
thence North 02°23'40" West parallel with the East line of said subdivision a distance of 200 feet, more or less, to the Southwest corner of a tract conveyed to Ed Allen, et ux by deed recorded August 28, 1945, under Auditor's File No. 382839;
thence South 89°20'25" East along the South line of said Allen property a distance of 168.00 feet to the Northwest corner of a tract conveyed to Skagit County Fire Protection District No. 5 by deed recorded September 9, 1949, under Auditor's File No. 435578;
thence South 02°23'40" East along the West line of said Fire District No. 5 tract a distance of 200.00 feet to the North line of County road;
thence North 89°20'25" West, a distance of 168.00 feet to the true point of beginning. (AKA Tract 2, SP#3-72).

PARCEL B:

The West 140 feet of a tract of land in the Southeast 1/4 of the Southeast 1/4 of Section 14, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West right-of-way line of the Pacific Northwest Traction Company, at a point 220 feet North of the South line of said Southeast 1/4 of the Southeast 1/4;
thence West to a point 340 feet West of the East line of said Southeast 1/4 of the Southeast 1/4;
thence North to the Samish River;
thence Easterly along the South bank of said Samish River to the West line of the right-of-way of the Pacific Northwest Traction Company;
thence Southerly to the point of beginning.

Situate in the County of Skagit, State of Washington.