

When recorded return to:

TK Restorations LLC
3233 Friday Creek Road
Burlington, WA 98233

GNW 22-17213

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathy Moena, James Davis and Terri Fann, as only heirs and devisees for the Estates of Clarence Edward Davis and Georgia Inez Davis, deceased, 825 32nd Avenue Apt 28, Longview, WA 98632,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to TK Restorations LLC, a Washington Limited Liability Company

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 31, Township 36 North, Range 5 East - NW NE

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): P51155

Dated: 11-29-22

By: _____
Kathy Moena

By: James Davis
James Davis

By: Terri Fann
Terri Fann

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20224789
Dec 05 2022
Amount Paid \$1205.00
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

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Tax Parcel Number(s): P51155

Dated: 12-1-22

By: Kathy Moena
Kathy Moena

By: _____
James Davis

By: _____
Terri Fann

Statutory Warranty Deed
LPB 10-05

Order No.: 22-17213-TJ

Page 1 of 4

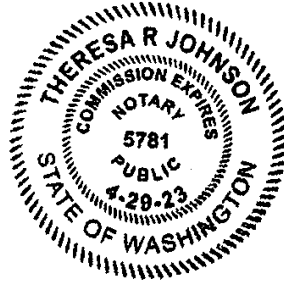
STATE OF WASHINGTON
COUNTY OF Skagit

This record was acknowledged before me on 29th day of November, 2022 by James Davis.

Theresa R Johnson
Signature

Notary
Title

My commission expires: 4-29-23



STATE OF WASHINGTON
COUNTY OF Seagee

This record was acknowledged before me on 29th day of November, 2022 by Terri Fann.

Theresa R Johnson
Signature

Notary
Title

My commission expires: 4-29-23



UNOFFICIAL DOCUMENT

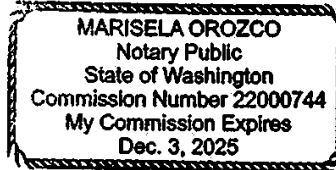
STATE OF WASHINGTON
COUNTY OF COWITZ

This record was acknowledged before me on 1ST day of December, 2022 by Kathy Moena.

Marisela O.
Signature

Notary
Title

My commission expires: 12/03/2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 24623 Ranch Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P51155

Property Description:

That portion of the Northeast 1/4 of Section 31, Township 36 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of said subdivision;
thence North 87°20'58" West along the North line of said subdivision, a distance of 1,645.0 feet to the true point of beginning;
thence South 1°08'36" West, a distance of 680.0 feet;
thence North 87°20'58" West, a distance of 323.00 feet;
thence North 1°08'36" East, a distance of 680.00 feet to an intersection with said North line of Section 31;
thence South 87°20'58" East along said North line, 323.00 feet to the true point of beginning.
(Also known as Tract 27 of HILL AND DALE RANCHETTE as recorded under Auditor's File No. 800321, records of Skagit County.)

TOGETHER WITH an easement for ingress and egress and utilities 60 feet in width, the centerline of which is described as follows:

Beginning at the existing monument at the Southwest corner of the Northeast 1/4 of Section 31, Township 36 North, Range 5 East, W.M.;
thence South 88°01'15" East along the South line of said Northeast 1/4, a distance of 1,314.37 feet to the Southwest corner of the Southeast 1/4 of said Northeast 1/4;
thence continue South 88°01'15" East along said South line, a distance of 8.44 feet;
thence North 11°44'52" East 20.29 feet to the true point of beginning, said point being on the North margin of the County road (Fruitdale Road);
thence continue North 11°44'52" East along said centerline, a distance of 1,572.80 feet;
thence North 87°20'58" West, a distance of 309.03 feet to a point to be hereinafter referred to as "Point X";
thence North 89°20'00" West along said centerline, a distance of 1,009.93 feet, said point being the terminal point for the centerline of this easement.

Beginning at before mentioned "Point X";
thence North 01°08'36" East along said centerline, a distance of 340.00 feet to a point hereinafter referred to as "Point Y";
thence continue North 01°08'36" East along said centerline, a distance of 350.00 feet, said point being the terminal point for the centerline of this easement.

Beginning at before mentioned "Point Y";
thence North 87°20'58" West along said centerline, a distance of 969.00 feet, said point being the terminal point for the centerline of this easement.

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

EXHIBIT B

22-17213-TJ

1. 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 also known as "Hill and Dale" recorded May 6, 1974 as Auditor's File No. 800321.
2. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded December 6, 1974, as Auditor's File No. 810883.
3. Easement, affecting a portion of subject property for the purpose of right to construct and maintain a line of electric power transmission structures, etc. including terms and provisions thereof granted to United States of America, and its assigns recorded April 29, 1971 as Auditor's File No. 751944
4. Declaration of easements, covenants and road maintenance agreement, including the terms and conditions thereof recorded June 25, 1985 as Auditor's File No. 8506250018

Said instrument was modified by instrument recorded July 14, 1989, under Auditor's File No. 8907140005 the property owner of the subject property and other property owners agreed to abide by the terms of said above road maintenance agreement..
5. Agreement, affecting subject property, regarding maintenance of Tenneson/Ranch Road and the terms and provisions thereof between Property Owners of Lots 6-19 and and Lots 21-31 of Survey 800321, recorded August 24, 1992 as Auditor's File No. 9208240070.

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