

When recorded return to:

Blake H. Bollin and Heather L. Freels  
18207 Majestic Ridge Lane  
Mount Vernon, WA 98274

GNW 22-15827

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Dustin Bruland and Raeann N. Bruland, a married couple, 5198 Ranchos Road, Bellingham, WA 98226,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Blake H. Bollin, an unmarried person, and Heather L. Freels, an unmarried person

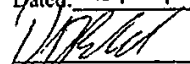
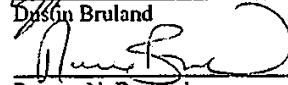
the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF.

Abbreviated legal description: Property 1:  
Ptn. Tracts 38 and 39, Big Lake Water Front Tracts

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): P112522

Dated: 12/29/2022  
  
Dustin Bruland  
  
Raeann N. Bruland

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20225034

Dec 29 2022

Amount Paid \$10657.20  
Skagit County Treasurer  
By Lena Thompson Deputy

Statutory Warranty Deed  
LPB 10-05

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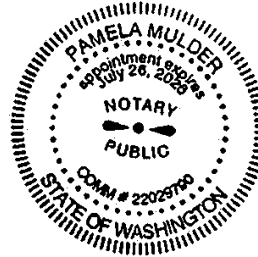
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 29 day of December, 2022 by Dustin Bruland and Racann N. Bruland.

Pamela Mulder  
Signature

Notary Public  
Title

My commission expires: 7-26-2026



Statutory Warranty Deed  
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**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 18207 Majestic Ridge Lane, Mount Vernon, WA 98274  
Tax Parcel Number(s): P112522

**Property Description:**

That portion of Tracts 38 and 39, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington, lying Westerly of the H. C. Peters Road Extension 263, as deeded in Skagit County by Deed recorded June 26, 1947, under Auditor's File No. 46022 and lying Westerly of the following described line:

Beginning at the Southwest corner of said Tract 39;  
thence Northeasterly along the Southerly line of said Tract 39, a distance of 75 feet to the true point of beginning of this line description;  
thence Northwesterly, at right angles to said South line of Tract 39, to the Southerly right of way line of the H. C. Peters Road Extension 263, as deeded to Skagit County by deed recorded June 26, 1947, under Auditor's File No. 406022, and the terminus of this line description,

EXCEPT 40 foot road right of way deeded to Skagit County by deed recorded in Volume 119 of Deeds, page 254.

Situate in the County of Skagit, State of Washington.

**EXHIBIT B**

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10. Easement, affecting a portion of subject property for the purpose of Ingress and Egress to pump site including terms and provisions thereof granted to Skagit County Sewer District No. 2 recorded June 26, 1981 as Auditor's File No. 8106260069

11. 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 for Norma Johnson Swirtz recorded September 24, 1993 as Auditor's File No. 9309240083.

12. Agreement, affecting subject property, regarding Sewer Service Agreement and the terms and provisions thereof between Skagit County Sewer District No. 2 and John D. Maddox and Christine I. Maddox, recorded May 13, 1996 as Auditor's File No. 9605130096.

13. Easement, affecting a portion of subject property for the purpose of Ingress and Egress to pump station including terms and provisions thereof granted to Skagit County Sewer District No. 2 recorded May 13, 1996 as Auditor's File No. 9605130097

14. 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 January 31, 2000 as Auditor's File No. 200001310003.

15. Lot certification, including the terms and conditions thereof, recorded May 20, 2008 as Auditor's File No. 2008005200081. Reference to the record being made for full particulars. The company makes no determination as to its affects.

16. 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 for Munair Simpson recorded October 1, 2018 as Auditor's File No. 201810010142.

17. Lot certification, including the terms and conditions thereof, recorded July 24, 2020 as Auditor's File No. 202007240135. Reference to the record being made for full particulars. The company makes no determination as to its affects.

18. 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 October 27, 2021, as Auditor's File No. 202110270014.

Statutory Warranty Deed  
LPB 10-05

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