

When recorded return to:

Rick Severson and Pepper Marie Severson  
10991 Bayview Edison Road  
Mount Vernon, WA 98273

GNW 23-17546

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Cheryl B. Pettersen, as her separate estate, 3616 Colby Avenue, PMB 338, Everett, WA 98201,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Rick Severson and Pepper Marie Severson, husband and wife

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 11, Township 34 North, Range 3 East; Ptn. NE 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): P21390 and P21391

Dated: 01/27/2023

Cheryl B Pettersen  
Cheryl B. Pettersen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20235337

Jan 31 2023

Amount Paid \$14368.00

Skagit County Treasurer

By Josie Bear Deputy

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 27 day of January, 2023 by Cheryl B. Pettersen.

Signature Kyle Beam

Notary

Title

KYLE BEAM  
NOTARY PUBLIC  
STATE OF WASHINGTON  
COMMISSION # 210008  
COMMISSION EXPIRES 09/11/2023

My commission expires: 09/11/2023

This notarial act involved the use of communication technology

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17546-KH

Page 1 of 3

**EXHIBIT A  
LEGAL DESCRIPTION**

Property Address: 13079 and 13075 Avon Allen Road, Mount Vernon, WA 98273  
Tax Parcel Number(s): P21390 and P21391

**Property Description:**

**Parcel A:**

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of that certain tract conveyed to Adolph Kahn and Hazel E. Kahn, his wife, by deed dated February 2, 1933, filed February 8, 1933, as File No. 254691 and recorded in Volume 162 of Deeds at page 194, said point being on the Easterly line of the County Road 660 feet South and 226 feet, more or less, West of the Northeast corner of said Northeast 1/4 of the Northeast 1/4;  
Thence North 29°32' West along the Easterly line of said County road 231 feet to THE TRUE POINT OF BEGINNING;  
Thence Northeasterly at right angles to said County road 120 feet;  
Thence Northwesterly parallel with said road 234 feet;  
Thence Southwesterly 120 feet to a point on the Easterly line of said road which is 234 feet Northwesterly (as measured along said road) of the TRUE POINT OF BEGINNING;  
Thence Southeasterly along the Easterly line of said road, 234 feet to THE TRUE POINT OF BEGINNING except the Northwesterly 112 feet thereof;

EXCEPT County road;

**Parcel B:**

The North 112 feet of the following described tract:

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of that certain tract conveyed to Adolph Kahn and Hazel E. Kahn, his wife, by deed dated February 2, 1933, filed February 8, 1933, as File No. 254691, and recorded in Volume 162 of Deeds at page 194, said point being on the Easterly line of the County road 660 feet South and 226 feet, more or less, West of the Northeast corner of said Northeast 1/4 of the Northeast 1/4;  
Thence North 29°32' West along the Easterly line of said County road 231 feet to THE TRUE POINT OF BEGINNING;  
Thence Northeasterly at right angles to said County road 120 feet;  
Thence Northwesterly parallel with said road 234 feet;  
Thence Southwesterly 120 feet to a point on the Easterly line of said road which is 234 feet Northwesterly (as measured along said road) of the TRUE POINT OF BEGINNING;  
Thence Southeasterly along the Easterly line of said road 234 feet to THE TRUE POINT OF BEGINNING;

EXCEPT County road;

Situate in the County of Skagit, State of Washington.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17546-KH

Page 2 of 3

**EXHIBIT B**

23-17546-KH

10. Regulatory notice/agreement regarding Airport Noise and Overflight Effects that may include covenants, conditions and restrictions affecting the subject property, recorded March 5, 2009 as Auditor's File No. 200903050091 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

Statutory Warranty Deed  
LPB 10-05

Order No.: 23-17546-KH

Page 3 of 3