

When recorded return to:

Skagit Land Trust
PO Box 1017
Mount Vernon, WA 98273

GNW 22-16890

STATUTORY WARRANTY DEED

THE GRANTOR(S) KINGMAKERS, LLC, a Washington Limited Liability Company, which erroneously acquired title as KINGMAKER, LLC, a Washington Limited Liability Company, 27510 Cedarhome Drive, Stanwood, WA 98292,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Skagit Land Trust, a Washington non-profit corporation

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. NE, 23-34-4E & Ptns. NE SW, 23-34-4E (aka Lot A and Ptns. of Lot B, SP#8-79, AF# 896771)

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): P27651, P27655, P27660 and P27661

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20235527

Feb 21 2023

Amount Paid \$35142.50
Skagit County Treasurer
By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16890-KH

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Dated: 2-17-23

KINGMAKERS, LLC, a Washington Limited Liability Company

By: [Signature]
Stephen H. Hoag, Member

By: [Signature]
Kjersti B. Lopez, Co-Trustee of the Janice B Svendsen Irrevocable Trust, member

By: [Signature]
Svend G. Svendsen, Co-Trustee of the Janice B Svendsen Irrevocable Trust, member

By: [Signature]
Ann M. Koehler-Christensen, Member

By: [Signature]
Richard M. Hoag, Jr., Member

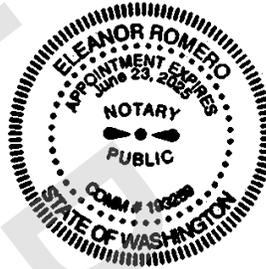
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 17th day of February, 2023 by Stephen H. Hoag, Ann M. Koehler-Christensen, and Richard M. Hoag, Jr., Members of KINGMAKERS, LLC and Kjersti B. Lopez and Svend G. Svendsen, Co-Trustee of the Janice B Svendsen Irrevocable Trust, members of KINGMAKERS, LLC.

[Signature]
Signature

Notary
Title

My commission expires: 6/23/2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 22433 Mount Vernon Big Lake Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P27651, P27655, P27660 and P27661

Property Description:

PARCEL A (P27651):

That portion of the West 1/2 of the Northeast 1/4 of Section 23, Township 34 North, Range 4 East, W.M., lying Westerly of the Big Lake-Clear Lake County Road and lying North of a line drawn due East from a point on the West line of the Southwest 1/4 of the Northeast 1/4 of said Section, that is 833.36 feet North of the Southwest corner thereof.

PARCEL B (P27661):

Lot A, Revised Short Plat No. 8-79, approved and recorded February 15, 1979 in Book 3 of Short Plats, page 71, under Auditor's File No. 896771; being a portion of the East 1/2 of the Northwest 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4, Section 23, Township 34 North, Range 4 East, W.M.

PARCEL C (P27655 & P27660):

Lot B, Revised Short Plat No. 8-79, approved and recorded February 15, 1979 in Book 3 of Short Plats, page 71, under Auditor's File No. 896771; being a portion of the East 1/2 of the Northwest 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4, Section 23, Township 34 North, Range 4 East, W.M.,

EXCEPT that portion of Lot B conveyed to Skagit Land Trust by deed recorded January 3, 1996, under Auditor's File No. 9601030052, described as follows:

Beginning at the Northwest corner of said Tract "B", which is also the Northwest corner of said subdivision;
thence South 1°31'29" West along the West line of said Tract "B", a distance of 340.05 feet;
thence South 56°43'17" East, a distance of 397.23 feet;
thence North 89°59'47" East, a distance of 850.03 feet;
thence North 0°00'00" East, a distance of 256.71 feet, more or less, to the Southwesterly right of way line of State Highway No. 9;
thence Northwesterly along said right of way line, a distance of 345.99 feet, more or less, to the North line of said Tract "B";
thence North 88°36'27" West, a distance of 967.22 feet, more or less, to the point of beginning,

ALSO EXCEPT that portion of Lot B conveyed to Merle L. Eells and Sylvia L. Pratt, husband and wife, by deed recorded November 5, 1999, under Auditor's File No. 199911050064, described as that portion of said Lot B lying within the Northeast Quarter of the Southwest Quarter of said Section 23, Township 34 North, Range 4 East, W.M.

All Situate in the County of Skagit, State of Washington

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EXHIBIT B

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10. 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 Revised Short Plat Number 8-79 recorded February 15, 1979 as Auditor's File No. 896771.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

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 Record of Survey recorded November 21, 2018 as Auditor's File No. 201811210036.

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