

When recorded return to:

Paul Buehrens and Leslie Gibbs  
5017 Channel View Lane  
Anacortes, WA 98221

Land Title and Escrow  
208734-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20236237  
Apr 24 2023  
Amount Paid \$16860.00  
Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Anna Hilde Smith and Anthony Glenn Smith, also appearing of record as Anna H. Smith and Anthony G. Smith, wife and husband** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Paul Buehrens and Leslie Gibbs, both unmarried individuals, as Joint Tenants with Right of Survivorship** the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

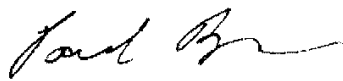
ptn SE SW, 22-35-1 E W.M.

Tax Parcel Number(s): 350122-0-023-0104/P31659

**For Full Legal See Attached "Exhibit A"**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 208734-LT.

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with rights of survivorship, and not as community property or as tenants in common. Accepted and Approved:



\_\_\_\_\_  
Paul Buehrens



\_\_\_\_\_  
Leslie Gibbs

Dated: April 17, 2023

(attached to Statutory Warranty Deed)

Anna Hilde Smith

Anna Hilde Smith

Anthony Glenn Smith

Anthony Glenn Smith

STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 17 day of April, 2023 by Anna Hilde Smith and Anthony Glenn Smith.

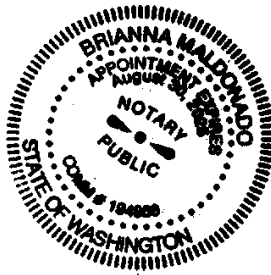
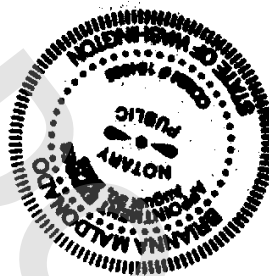
Brianna Maldonado

Signature

Notary Public

Title

My commission expires: Aug 30, 2025



**Exhibit A****PARCEL "A":**

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;  
thence South 89°46'52" East along the South line thereof, a distance of 100 feet;  
thence North 0°03'59" East 146.73 feet, more or less, to the centerline of the 30 foot road easement described below;  
thence Southwesterly along said centerline 77°24'13" 102.50 feet, more or less, to its intersection with the West line of said Southeast 1/4 of the Southwest 1/4;  
thence South 0°35'59" West along the West line of said subdivision a distance of 124 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

A non-exclusive easement for road and utility purposes over and across the strip of land 30 feet wide, being 15 feet on each side of the following described line:

Beginning at a point on the West line of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 35 North, Range 1 East, W.M., which is North 0°03'59" East 124 feet from the Southwest corner thereof;  
thence North 77°24'13" East 102.50 feet to the true point of beginning of the line to be described;  
thence continue North 77°24'13" East a distance of 281.86 feet to the terminal point of said line.

Situate in the City of Anacortes, County of Skagit, State of Washington.

**PARCEL "C":**

A non-exclusive easement for road and utility purposes over and across the following described tract:

Beginning at the terminal point of the above described line;  
thence North 0°03'59" East 175.27 feet to the South line of Oakes Avenue;  
thence Northeasterly, along said South line 27.54 feet;  
thence South 0°03'59" West 231.2 feet;  
thence South 77°24'13" West 25.62 feet;  
thence North 0°03'59" East 50 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

(continued...)

**PARCEL "D":**

An exclusive easement for a water line over, across, under and upon the West 10 feet of the following described tract:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;  
thence North 0°03'59" East 124.00 feet to the point of beginning;  
thence continue North 0°03'59" East 125.45 feet, more or less, to the South line of Oakes Avenue;  
thence North 70°54'00" East along the South line of Oakes Avenue 105.87 feet;  
thence South 0°03'59" West 137.74 feet;  
thence South 77°24'13" West 102.50 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**PARCEL "E":**

An exclusive easement for sanitary sewer line over, across, under and upon the West 10 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 22, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;  
thence North 0°03'59" East 124.00 feet to the point of beginning;  
thence continue North 0°03'59" East 125.45 feet, more or less, to the South line of Oakes Avenue;  
thence North 70°54'00" East along the South line of Oakes Avenue 105.87 feet;  
thence South 0°03'59" West 137.74 feet;  
thence South 77°24'13" West 102.50 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.