

When recorded return to:

Michael Anthony Bonewits
5102 Sterling Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236601

May 23 2023

Amount Paid \$3205.00

Skagit County Treasurer

By Lena Thompson Deputy

GNW 22-14395

STATUTORY WARRANTY DEED

THE GRANTOR(S) Laurence B. Conn, a single man, as to an undivided 50% interest and Steven Eric Korito, a married man, as his separate estate, as to an undivided 50% interest, PO Box 66792, Seattle, WA 98166,

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

in hand paid, conveys, and warrants to Michael Anthony Bonewits, an unmarried man

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.

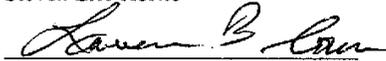
Abbreviated legal description: Property 1:
Section 33, Township 35 North, Range 1 Ptn. Gov. Lot 2

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): P99309/350133-0-002-0700

Dated: MAY 18, 2023

Steven Eric Korito



Laurence B. Conn

STATE OF WASHINGTON
COUNTY OF Jefferson *Wm*

This record was acknowledged before me on 18 day of ^{*CM*}~~June~~^{*May*}, 2023 by Steven Eric Korito.

Signature

Title

My commission expires:

STATE OF WASHINGTON
COUNTY OF Jefferson

This record was acknowledged before me on 18 day of ^{*May*}~~June~~, 2023 by Laurence B. Conn.

Wm
Signature

Notary Public
Title

My commission expires: 08-09-2026

CORDIS MCBRIDE
NOTARY PUBLIC #23014411
STATE OF WASHINGTON
MY COMMISSION EXPIRES
08-09-26

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Anacortes, WA 98221

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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): P99309/350133-0-002-0700

Dated: May 19 2023

Steven Eric Korito
Steven Eric Korito

Laurence B. Conn

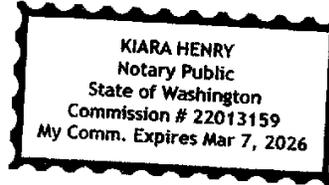
STATE OF WASHINGTON
COUNTY OF Pierce

This record was acknowledged before me on 19th day of May, 2023 by Steven Eric Korito.

Kiara Henry
Signature

Notary Public
Title

My commission expires: 3/7/2026



Statutory Warranty Deed
LPB 10-05

Order No: 22-14395-KM

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: Lot 3- Burrows Island, Anacortes, WA 98221
Tax Parcel Number(s): P99309/350133-0-002-0700

Property Description:

Tract 3, as delineated on survey of a portion of Government Lot 2, Section 33, Township 35 North, Range 1 East W.M. recorded July 22, 1974 in Volume 1 of Surveys, page 71, under Auditor's File No. 803878, records of Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14395-KM

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EXHIBIT B

22-14395-KM

10. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands, and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
11. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.
12. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Burrows Bay.
13. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.
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:
Recorded: July 22, 1974
Auditor's No.: 803878
15. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Recorded: August 5, 1974 Auditor's No.: 804546 Executed By: W.F.M. Investments and Seattle Trust and Savings Bank, as Trustee under Will of Alice Case, deceased
16. PROTECTIVE COVENANTS AND/OR EASEMENTS, BUT OMITTING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN: Recorded: August 5, 1974 Auditor's No.: 804547 Executed By: W.F.M. Investments and Seattle Trust and Savings Bank, as Trustee under Will of Alice Case, deceased
17. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF: Grantee: All present and future property owners Recorded: August 15, 1974 Auditor's No.: 804986 Purpose: Ingress, egress and utilities Area Affected: A 30 foot strip as shown and delineated on the parcel and survey map identified as Hieber and Crossman drawing No. 2139 of July 22, 1974, as recorded in Volume I, page 71 of Surveys, records of Skagit County, Washington
18. There is no recorded means of ingress or egress to a public road from said property. It is assumed that there exists a valid and subsisting easement for that purpose over adjoining properties, but the Company does not insure against any rights based on a contrary state of facts.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-14395-KM

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