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05/24/2023 01:00 PM Pages: 1 of 6 Fees: \$208.50
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20236617

May 24 2023

Amount Paid \$12410.00
Skagit County Treasurer
By Lena Thompson Deputy

When recorded return to:

Larry Miller and Lisa Henderson
13062 Avon Allen Road
Mount Vernon, WA 98273

GNW 23-18368

STATUTORY WARRANTY DEED

THE GRANTOR(S) Erik P. Beauvais, an unmarried man, and Heather J. Beauvais, an unmarried woman, PO Box 520, Sedro Woolley, WA 98284,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Larry Miller, an unmarried man, and Lisa Henderson, 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:
Section 11, Township 34 North, Range 3 East - 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): P21440

Dated: 05/22/2023

Erik Paul Beauvais
Erik P. Beauvais

Heather J. Beauvais

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18368-KH

Page 1 of 4

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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 - NENE

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): P21440

Dated: 05/22/2023

Erik P. Beauvais

Heather J. Beauvais

Heather J. Beauvais

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22 day of May, 2023 by Erik P. Beauvais and Heather J. Beauvais.

K. Beam
Signature
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

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 22 day of May, 2023 by Erik P. Beauvais and Heather J. Beauvais.

Kyle Beam
Signature

Notary
Title

My commission expires: 09/11/2023

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

This notarial act involved the use of communication technology

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 13062 Avon Allen Road, Mount Vernon, WA 98273
Tax Parcel Number(s): P21440

Property Description:

That portion of the Northeast Quarter of the Northeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of the county road a distance of 224 feet Southerly from its intersection with the South line of Railroad Street in the PLAT OF MAP OF NORTH AVON, according to the plat thereof recorded in Volume 2 of Plats, page 91, records of Skagit County, Washington;
Thence at right angles to said county road 60°50' West a distance of 248.4 feet;
Thence South 29°10' East to the South line of Cedar Street;
Thence North 60°50' East to the county road;
Thence Northerly along the West side of the county road to the point of beginning;

EXCEPT that portion lying South of the following described line:

Beginning at the intersection of the South line of Cedar Street with the West line of the Avon Allen county road, as shown on the MAP OF NORTH AVON, according to the plat thereof recorded in Volume 2 of Plats, page 91, records of Skagit County, Washington;
Thence North 28°20'45" West along the West line of said county road a distance of 414.50 feet to the true point of beginning of said line;
Thence South 61°39'15" West a distance of 248.40 feet to the terminal point of said line.

AND EXCEPT that portion conveyed to the State of Washington Department of Transportation by Warranty Deed recorded under Auditor's File No. 200601120137, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B
23-18368-KH

10. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on February 28, 2017 as Auditor's File No. 201702280214 .

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.