

When recorded return to:

Padilla Heights Holdings LLC
P.O. Box 818
Anacortes, WA 98221

209630-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237411
Jul 26 2023
Amount Paid \$13745.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Daniel H. Folkers and Beth Folkers, husband and wife**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION**

in hand paid, conveys and warrants to **Padilla Heights Holdings LLC, a Washington Limited
Liability Company**

the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

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

Parcel C, Record of Survey, AF# 200011060075, except ptn (Ptn SE SE, 3-34-2)

Tax Parcel Number(s): 340203-4-023-0000/P19787

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.
209630-LT.

Dated: July 21, 2023

(attached to Statutory Warranty Deed)



Daniel H. Folkers



Beth Folkers

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 25th day of July, 2023 by Daniel H. Folkers
and Beth Folkers.



Signature

LPO

Title

My commission expires: August 18, 2024

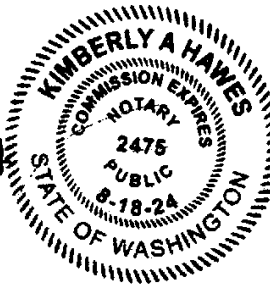


Exhibit A

Beginning at a point on the West line of the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 34 North, Range 2 East, W.M., which lies North 00°02'40" West, a distance of 495.00 feet from the Southwest corner thereof;
thence North 00°02'40" West along the said West line, a distance of 662.08 feet to the South line of the County Road;
thence South 89°24'22" East along said South line, a distance of 304.00 feet;
thence South 00°02'40" East, a distance of 250.00 feet to the South line of the County Road;
thence South 89°24'22" East along said South line, a distance of 30.00 feet to the Northwest corner of the Parcel "Q" described in Quit Claim Deed to Mona Lisa Estates recorded under Auditor's File Number 9812140179;
thence South 00°24'40" East along the West line of said Parcel "Q" and the Southerly extension thereof, a distance of 656.41 feet to the North line of the South 495 feet of said Southeast 1/4 of the Southeast 1/4;
thence South 89°52'41" West along said North line, a distance of 453.97 feet to the point of beginning of this description;

Also known as Parcel C of Survey recorded November 6, 2000 under Auditor's File No. 200011060075, records of Skagit County, Washington.

EXCEPT

That property situated in the Southeast 1/4 of the Southeast 1/4 of Section 3, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Northeast corner of Parcel C of survey for Padilla Heights, L.L.C., recorded under Auditor's File No. 200011060075, records of Skagit County, Washington;
thence South 00°02'40" East a distance of 265.00 feet;
thence North 89°24'22" West a distance of 150.00 feet;
thence North 00°02'40" West a distance of 15.00 feet;
thence South 89°24'22" East a distance of 120.00 feet;
thence North 00°02'40" West a distance of 250.00 feet;
thence South 89°24'22" East a distance of 30.00 feet to the true point of beginning.

Situated in Skagit County, Washington.