

When recorded return to:

Sandra Deasy and Erik Haakenson
3602 Shoshone Drive
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20237476
Jul 31 2023
Amount Paid \$9829.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 23-18866-KH

THE GRANTOR(S) DeasyGroup, LLC, a Washington Limited Liability Company, 8146 Schome Road, Blaine, WA 98230,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Sandra Deasy and Erik Haakenson, a married couple

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

Parcel A:

Tract "A" of Mount Vernon Short Plat No. MV-34-76, approved November 22, 1976 and recorded November 22, 1976, under Auditor's File No. 846381, in Volume 1 of Short Plats, page 200, records of Skagit County, Washington; being a portion of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 21, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

Parcel B:

A non-exclusive easement for ingress and egress purposes over, across, under and through the North 60.00 feet of the South 195.00 feet of the West 150.00 feet of said Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4.

Situate in the County of Skagit, State of Washington.

Abbreviated legal description: **Property 1:**
Section 21, Township 34 North, Range 4 East - SE NE (aka Tract A SP MV-34-76)

P27091/340421-1-004-0104

Statutory Warranty Deed
LPB 10-05

Order No.: 23-18866-KH

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 "A" attached hereto

Tax Parcel Number(s): P27091/340421-1-004-0104

Dated: 7-28-2023

DeasyGroup, LLC, a Washington Limited Liability Company

By: [Signature]
George Deasy, Member

By: [Signature]
Marlene Deasy, Member

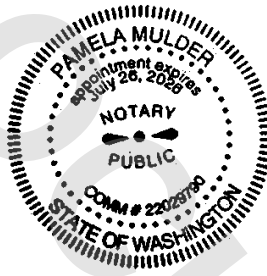
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 28 day of July, 2023 by George Deasy and Marlene Deasy, Members of DeasyGroup, LLC.

[Signature]
Signature

Notary Public
Title

My commission expires: July 26, 2026



Statutory Warranty Deed
LPB 10-05

EXHIBIT A

23-18866-KH

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 Short Plat No. MV-34-76 recorded on November 22, 1976 as Auditor's File No. 846381.

11. **EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:**

Grantee: Keith S. Johnson and Alison R. Johnson, husband and wife

Purpose: Utilities only

Area Affected: West 15 feet of the subject property

Recorded: May 4, 1977

Auditor's File No.: 855820

12. 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 SHORT PLAT NO. MV-9-77 recorded on June 17, 1977 as Auditor's File No. 858583.

13. Ordinance No. 2887 and the terms and conditions thereof as recorded June 26, 1998 under Auditor's File No. 9806260115.

End of Exhibit A