





202308150055

08/15/2023 01:08 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

After Recording Mail To:
Andrew C. Schuh
Law Offices of Andrew C. Schuh, PLLC
1204 Cleveland Avenue
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2023 7473
AUG 15 2023

Amount Paid \$ 
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

IN WITNESS WHEREOF, GRANTOR, Stephen C. Schuh, a single person and sole tenant, in and for consideration of \$10.00, convey with general warranty covenants, unto the GRANTEE, Bradshaw 536, LLC, the following described real estate, together with all acquired title of the Grantor, therein, situate in the County of Skagit, State of Washington:

Condensed Abbreviated Legal Description:

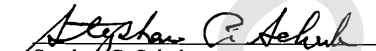
PTN SW NW 15-34-03 EWN	PTN SW SE 10-34-03 EWM	PTN NW NE 15-34-03 EWM
PTN SW NW 15-34-03 EWM	PTN SE NW 15-34-03 EWM	PTN S NW 15-34-03 EWM
PTN NE SW 15-34-03 EWM	PTN NE SW 15-34-03 EWM	PTN SE SW 15-34-03 EWM
PTN NE SE 16-34-03 EWM	PTN NE SE 16-34-03 EWM	PTN NE SE 16-34-03 EWM
PTN NW SE 16-34-03 EWM	PTN NW SE 16-34-03 EWM	

For Full Legal Description see EXHIBIT "A" attached hereto.

Assessor's Tax Parcel Numbers:

340315-2-007-0200/P128136	340310-4-006-0001/P21365	340315-1-001-0007/P22005
340315-2-005-0001/P22014	340315-2-008-0008/P22017	340315-2-009-0007/P22018
340315-3-001-0102/P22021	340315-3-001-0201/P22022	340315-3-003-0100/P22025
340316-4-001-0018/P22066	340316-4-002-0009/P22067	340316-4-003-0008/P22069
340316-4-004-0007/P22070	340316-4-005-0006/P22071	

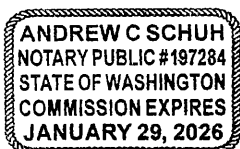
DATED: 8/9/2023


Stephen C. Schuh

State of Washington)
) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Stephen C. Schuh is the person who appeared before me, acknowledge that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes in the instrument.

DATED: 8/9/2023





Andrew C. Schuh, Notary Public
My Commission expires January 29, 2026

EXHIBIT "A"**LEGAL DESCRIPTION: P128136:**

(9.7000 ac) CU F&A #347 AF#751177 1973 DR19 DK12 S1/2 SW1/4 NW1/4, SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT THE WEST 670.50 FEET AS MEASURED PERPENDICULAR TO THE WEST LINE.

LEGAL DESCRIPTION: P21365:

Tract "A" of Skagit County Short Plat No. 8-86, approved April 3, 1986, and recorded April 3, 1986, as Auditor's File No. 8604030003, in Volume 7 of Short Plats, page 79, records of Skagit County, Washington: being a portion of the Southwest 1/4 of the Southeast 1/4 of Section 10, Township 34 North, Range 3 East W.M.

SUBJECT TO: An easement in favor of the City of Anacortes, recorded June 6, 1958, under Skagit County Auditor's File No. 566229, said easement affects the South 5 feet of said described property, the purpose of which is for water pipeline.

LEGAL DESCRIPTION: P22005:

(39.4000 ac) CU F&A #238 AF#760471 1973 TRNSF AF#807142: DR 19: DK 12: THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE W.M.; EXCEPT DITCH RIGHTS OF WAY; AND EXCEPT ANY PORTION THEREOF LYING EAST OF A LINE WHICH BEGINS AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER 660 FEET EAST OF THE NORTHWEST CORNER THEREOF AND RUNS SOUTH TO THE SOUTH LINE OF SAID SUBDIVISION; AND ALSO EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES BY DEED DATED AUGUST 11, 1894 AND RECORDED AUGUST 15, 1894, IN VOLUME 29 OF DEEDS, PAGE 653. TOGETHER WITH THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER IN SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST OF THE W.M.; EXCEPT DITCH RIGHTS OF WAY; AND EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO SKAGIT COUNTY FOR ROAD PURPOSES, BY DEED DATED OCTOBER 15, 1894 AND RECORDED NOVEMBER 1, 1894. IN VOLUME 30 OF DEEDS, PAGE 199.

LEGAL DESCRIPTION: P22014:

(19.1700 ac) CU F&A #26 AF#751393 1973 TRNSF AF#808268: DR 19: DK 12: N1/2 SW1/4 NW1/4, SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS N 100FT OF W 250F T& RD

LEGAL DESCRIPTION: P22017:

(20.0000 ac) CU F&A #26 AF#751393 1973 TRNSF AF#808268: DR 19: DK 12: N1/2 OF SE1/4 OF NW1/4, SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

LEGAL DESCRIPTION: P22018:

(20.0000 ac) CU F&A #347 AF#751177 1973 TRNSF AF#805411: DR 19: DK 12: EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXCEPT ROADS.

LEGAL DESCRIPTION: P22021:

(20.0000 ac) CU F&A #46 AF#853706 1978: DK 12: DR 19: N1/2 NE1/4 SW1/4, SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

LEGAL DESCRIPTION: P22022:

(15.0000 ac) CU F&A #46 AF#853706 1978: DR 19: DK 12: S1/2 NE1/4 SW1/4, SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS RT#4-001

LEGAL DESCRIPTION: P22025:

(0.6100 ac) DK 12: DR 15: 1/4 INT IN N 20FT OF SW1/4 SW1/4 & N 20FT OF W 20FT OF SE1/4 SW1/4, SECTION 15, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

LEGAL DESCRIPTION: P22066:

(0.4300 ac) CU F&A #62 AF#760377 1973 TRNSF AF#808881: DR 19 DK 12 N 125FT OF E 180FT OF NE1/4 SE1/4, SECTION 16, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., EXC RD

LEGAL DESCRIPTION: P22067:

(19.2700 ac) CU F&A #62 AF#760377 1973 TRNSF AF#808881: DR 19 DK 12 N1/2 NE1/4 SE1/4, SECTION 16, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS RD & TR

LEGAL DESCRIPTION: P22069:

(19.7000 ac) CU F&A #62 AF#760377 1973 TRNSF AF#808881: DR 19 DK 12 S1/2 NE1/4 SE1/4, SECTION 16, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., LESS RD

LEGAL DESCRIPTION: P22070:

(20.0000 ac) CU F&A #62 AF#760377 1973 TRNSF AF#808881: DR 19 DK 12 N1/2 OF NW1/4 OF SE1/4, SECTION 16, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.

LEGAL DESCRIPTION: P22071:

(20.0000 ac) CU F&A #62 AF#760377 1973 TRNSF AF#808881: DR 19 DK 12 S1/2 OF NW1/4 OF SE1/4, SECTION 16, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M.