

When recorded return to:

Stuart Needleman and Anne Needleman
16 Squire Court
Trumbull, CT 06611

209845-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237683
Aug 16 2023
Amount Paid \$7845.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Frank H. Durksen, an unmarried person**

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

in hand paid, conveys and warrants to **Stuart Needleman and Anne Needleman, a married couple**

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.)

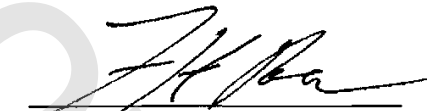
ptn Gov. Lots 4 & 5, 27-36-2 E W.M.

Tax Parcel Number(s): 360227-0-014-0025/P47212

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. 209845-LT.

Dated: August 11, 2023

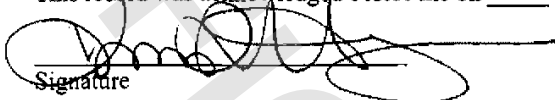
(attached to Statutory Warranty Deed)



Frank H. Durksen

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 15th day of Aug, 2023 by Frank H. Durksen.



Signature

LPO

Title

My commission expires: August 18, 2024

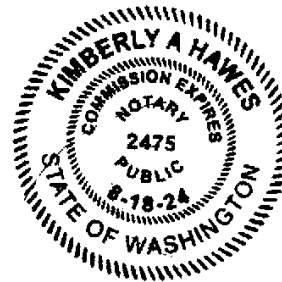


Exhibit A

The East 50 feet of Government Lots 4 and 5, Section 27, Township 36 North, Range 2 East, W.M., lying North of the County road as conveyed by deed recorded in Volume 124 of Deeds, page 101, EXCEPT roads. The East and West line of said tract are to be parallel to the East line of said Lot 4 and said East line extended Northerly.

ALSO TOGETHER WITH all tidelands of the Second Class situate in front of, adjacent to or abutting upon the East 50 feet (as measured by a line drawn parallel with the East line of Government Lot 4 of said section produced) of Government Lot 5, Section 27, Township 36 North, Range 2 East, W.M., as conveyed by the State of Washington by deeds recorded under Auditor's File Nos. 144145 and 148587, records of Skagit County, Washington.

EXCEPT from the above described tract:

Beginning at a point on the East line of said Lot 4 a distance of 600 feet South of the meander line running along the North side of said section;
thence West 50 feet;
thence North along a line parallel with and 50 feet West of the East line of said Lot 4, and said East line of Lot 4 extended, to the meander line;
thence Southeasterly along said meander line to the East line of said Lot 4;
thence South to the point of beginning.

TOGETHER WITH that portion of the following described property lying within 400 feet of the centerline of Alexander Street as conveyed by deed recorded in Volume 124 of Deeds, page 101, as measured at right angles to said centerline.

Part of Lots 4 and 5 in Section 27, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of said Lot 4, 600 feet South of the meander line running along the North side of said section;
thence West 50 feet;
thence North along a line parallel with and 50 feet West of the East line of said Lot 4 and said East line of Lot 4 extended to the meander line;
thence Southeasterly along said meander line to the East line of Lot 4 or said East line extended North;
thence South to the place of beginning, EXCEPT roads.

Situate in the County of Skagit, State of Washington.