

When recorded return to:
Todd Michael Meldahl and Kristin Mak Meldahl,
Trustees of the Meldahl Revocable Living Trust u/a
dated August 18, 2022
4131 Point Williams Place
Bow, WA 98232

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20238392
Oct 13 2023
Amount Paid \$41642.50
Skagit County Treasurer
By Lena Thompson Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

11900 NE 1st St., Suite 110
Bellevue, WA 98005

**INSURED BY
CHICAGO TITLE
620054509**

Escrow No.: 0259052-OC

STATUTORY WARRANTY DEED

THE GRANTOR(S) Catherine Funk, Trustee of The Catherine Funk Survivor's Trust dated July 19, 2012, and Catherine Funk, Trustee of The Richard Leidholm Family Trust dated July 19, 2012

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys and warrants to Todd Michael Meldahl and Kristin Mak Meldahl, Trustees of the Meldahl Revocable Living Trust u/a dated August 18, 2022

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

See Exhibit A

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

TRACT 5-C, SP NO. 30-84, BEING A PTN. GOVT. LT 1, SEC. 21-36-2E, W.M.

Tax Parcel Number(s): P47292

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P47292

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: 10/12/23

The Catherine Funk Survivor's Trust dated July 19, 2012

BY: Catherine Funk
Catherine Funk
Trustee

The Richard Leidholm Family Trust dated July 19, 2012

BY: Catherine Funk
Catherine Funk
Trustee

State of WASHINGTON
County of KING

This record was acknowledged before me on 10/12/2023 by Catherine Funk

as Trustee of BOTH The Catherine Funk Survivor's Trust dated July 19, 2012, AND The Richard Leidholm Family Trust dated July 19, 2012 .

[Signature]
(Signature of notary public)
Notary Public in and for the State of WASHINGTON
My commission expires: 02/07/2026



EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): P47292 / 360228-0-001-0904

TRACT 5-C, SHORT PLAT NO. 30-84, APPROVED FEBRUARY 14, 1985, RECORDED FEBRUARY 15, 1985, UNDER AUDITOR'S FILE NO. 8502150018, IN VOLUME 7 OF SHORT PLATS, PAGE 5, RECORDS OF SKAGIT COUNTY, WASHINGTON, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 21, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., AND A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., AND A PORTION OF GOVERNMENT LOTS 5 AND 6, SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, W. M.

TOGETHER WITH SECOND CLASS TIDELANDS ABUTTING THEREON.

ALSO TOGETHER WITH A 60 FOOT WIDE EASEMENT DESCRIBED AS FOLLOWS:

A 60 FOOT WIDE STRIP OF LAND FOR INGRESS, EGRESS, ROADWAY, AND UTILITIES OVER, UNDER AND ACROSS PORTIONS OF GOVERNMENT LOTS, SECTION 27, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., AND GOVERNMENT LOTS 1 AND 2, SECTION 28, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A 3/4-INCH PIPE AT THE QUARTER CORNER BETWEEN SAID SECTIONS 27 AND 28; THENCE NORTH 0°30'00" WEST ALONG THE SECTION LINE COMMON TO SAID SECTIONS 27 AND 28, A DISTANCE OF 294.03 FEET; THENCE SOUTH 89°34'30" EAST A DISTANCE OF 20.00 FEET TO THE TRUE POINT OF BEGINNING OF SAID CENTERLINE; THENCE NORTH 89°34'30" WEST A DISTANCE OF 513.98 FEET; THENCE NORTH A DISTANCE OF 1,056.82 FEET TO THE TERMINUS OF SAID EASEMENT.

EXCEPT FROM SAID EASEMENT, A TRACT OF LAND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT CONVEYED NOVEMBER 3, 1890, TO EDWIN BALDWIN, BY DEED RECORDED IN VOLUME 16 OF DEEDS, PAGE 247, SAID POINT BEING 764.50 FEET WEST AND 462.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH 165.00 FEET; THENCE EAST 264.00 FEET; THENCE SOUTH 165.00 FEET; THENCE WEST 264.00 FEET TO THE POINT OF BEGINNING.

ALSO, TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, ROADWAY AND UTILITIES OVER, UNDER AND ACROSS A PORTION OF GOVERNMENT LOT 2, SECTION 28, TOWNSHIP 36 NORTH,

RANGE 2 EAST, W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED NOVEMBER 14, 1890 TO EDWIN BALDWIN BY DEED RECORDED IN VOLUME 16 OF DEEDS, PAGE 247, SAID POINT BEING 764.5 FEET WEST AND 462 FEET NORTH OF THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°34'30" EAST ALONG THE NORTH LINE OF SAID BALDWIN TRACT, A DISTANCE OF 234.53 FEET TO A POINT WHICH IS 60 FEET WEST OF THE WEST LINE OF SAID TRACT 2 AS SHOWN ON SURVEY MAP FILED IN BOOK 3 OF SURVEYS, PAGE 82, UNDER AUDITOR'S FILE NO. 8011100073, RECORDS OF SKAGIT COUNTY, WASHINGTON, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°34'30" EAST A DISTANCE OF 29.47 FEET;

THENCE NORTH 0°25'30" EAST A DISTANCE OF 165 FEET; THENCE NORTH 89°34'30" WEST A DISTANCE OF 30.69 FEET TO A POINT WHICH BEARS NORTH FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID TRACT 2 TO THE TRUE POINT OF BEGINNING;

ALSO, TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, ROADWAY, AND UTILITIES OVER, UNDER AND ACROSS A TRACT OF LAND BEING 60 FEET IN WIDTH AND TERMINATING IN A CUL-DE-SAC HAVING A RADIUS OF 45 FEET WITHIN A PORTION OF GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 36 NORTH, RANGE 2 EAST, W.M., BEING ALSO A PORTION OF TRACTS 4 AND 5 AS SHOWN ON SURVEY MAP FILED IN BOOK 3 OF SURVEYS, PAGE 82, UNDER AUDITOR'S FILE NO. 8011100073, RECORDS OF SKAGIT COUNTY, WASHINGTON; THE CENTERLINE OF SAID 60 FOOT TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 4; THENCE NORTH 103.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH ALONG THE EAST LINE OF SAID TRACT FOR A DISTANCE OF 649.00 FEET TO THE CENTER OF A CUL-DE-SAC HAVING A RADIUS OF 45 FEET, BEING THE TERMINUS OF THE CENTERLINE OF SAID 60 FOOT TRACT.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

Exceptions Set forth on attached exhibit and by this reference made a part hereof as if fully incorporated herein.

1. Exceptions and reservations contained in deed whereby the grantor excepts and reserves all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry
Grantor: State of Washington
Recording No.: 144145
Recording No.: 148587
The Company makes no representations about the present ownership of these reserved and excepted interests.

Right of the State of Washington or its successors, subject to payment of compensation, to acquire rights of way for private railroads, skid roads, flumes, canals, water courses or other easements for transporting and moving timber, stone, minerals and other products from this and other land, as reserved in above-referenced deed.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: The right to lay, maintain, operate and relay and remove a pipe or pipes, line or lines, together with rights of ingress and egress
Recording Date: October 29, 1952
Recording No.: 481467
Affects: A strip of land 20 feet in width
Said instrument is a correction of instrument recorded under Recording No. 480208.
3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Samish Farms Water Association
Purpose: Roadway
Recording Date: February 6, 1953
Recording No.: 484729
Affects: as described in said instrument
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Purpose: Roadway purposes and for utility lines
Recording Date: October 15, 1973
Recording No.: 792103
Affects: Portion of said premises
5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:
Recording No: 8011100073
6. Agreement and the terms and conditions thereof:
Recording Date: January 19, 1981
Recording No.: 8101190018
7. Road Variance Request and the terms and conditions thereof:

EXHIBIT "B"
Exceptions
(continued)

Recording Date: February 15, 1984
Recording No.: 8402150008

8. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: R.M. Schayes and Sharon R. Schayes, husband and wife, James T. Pipers
Purpose: Ingress, egress and utilities
Recording Date: May 22, 1984
Recording No.: 8405220024
Affects: Portion of said premises
9. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Short Plat No. 30-84:
Recording No: 8502150018
10. Declaration of Easement and the terms and conditions thereof:
Recording Date: July 8, 2003
Recording No.: 200307080020
11. Open Space Taxation Agreement and the terms and conditions thereof:
Recording Date: May 11, 1981
Recording No.: 8105110023
12. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
13. City, county or local improvement district assessments, if any.