

202401170028

01/17/2024 10:15 AM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:
James Michael Wilson
Michael Sebastian Gorsuch
17811 41st St SE
Snohomish, WA 98290

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20249349
Jan 17 2024
Amount Paid \$30072.50
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

CHICAGO TITLE COMPANY
620055402

315 Court Street, PO Box 790
Friday Harbor, WA 98250

Escrow No.: 245480584

STATUTORY WARRANTY DEED

THE GRANTOR(S) CMC, a partnership

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys and warrants to James Michael Wilson and Michael Sebastian Gorsuch, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
Abbreviated Legal: Ptn. NE NW 15-36-1

Tax Parcel Number(s): P46409, P46410, P46413, P46414,

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: 1/9/2024

CMC, a partnership

BY John Morbeck
John Morbeck
Managing Partner

State of Washington

County of King

01/09/24

This record was acknowledged before me on 01/09/24 by John Morbeck as
Managing Partner of CMC, a partnership.

Jan
(Signature of notary public)
Notary Public in and for the State of Washington
My appointment expires: 8/05/26

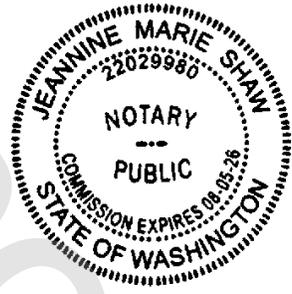


EXHIBIT "A"
Legal Description

Parcel A:

Government Lot 4 and the Northeast quarter of the Northwest quarter of Section 15, Township 36 North, Range 1 East, W.M. Skagit County, Washington.

EXCEPT that portion lying in the as built and existing Jackson Road along the North line thereof,
Situated in Skagit County, Washington.

Parcel B:

Government Lot 5, EXCEPT the West half thereof, as measured along the North Line thereof and the East half of the Northwest quarter of the Northwest quarter of Section 15, Township 36 North, Range 1 East, W.M. Skagit County, Washington.

EXCEPT that portion lying in the as built and existing Jackson Road along the North line thereof.
Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) contained in Contract for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: George H. Stoner and Yvonne B. Stoner his wife
Purpose: Road and utility
Recording Date: December 30, 1964
Recording No.: 660369

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Mary M. Leach and Paul C. Leach, her husband, and to heirs, transferee's and assigns
Purpose: Ingress, egress and utilities
Recording Date: June 8, 1972
Recording No.: 769366

3. 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: 796689