

When recorded return to:

Family Land
850 Essex Drive
Prosper, TX 75078

211128-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249631

Feb 20 2024

Amount Paid \$1701.00
Skagit County Treasurer
By Candi Newcombe Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Peter G. Christ, a married person as their separate property**

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

in hand paid, conveys and warrants to **Family Land LLC, a Wyoming Limited Liability Company**

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 SE SW, 7-35-5

Tax Parcel Number(s): 350507-3-004-1005/P38648 & 350507-3-004-0403/P38644

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. 211128-LT.

Dated: February 2, 2024

(attached to Statutory Warranty Deed)

Peter G. Christ
Peter G. Christ

STATE OF Washington
COUNTY OF Clark

This record was acknowledged before me on 13th day of February, 2024 by Peter G. Christ.

Patricia Gastineau
Signature

CRC
Title

My commission expires: July 7, 2024

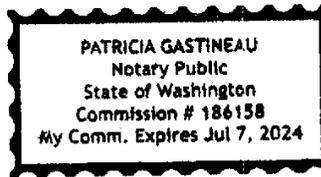


Exhibit A

Parcel A - (Affects P38644)

BEGINNING at the Northwest corner of the Southeast quarter of the Southwest quarter of Section 7, Township 35, North, Range 5 East, Willamette Meridian;
thence North 88°32'40" East along the North line of said Subdivision for a distance of 217.36 feet;
thence South 10°42'12" East for a distance of 670.76 feet;
thence North 68°20'25" West for a distance of 358.45 feet to the West line of said Subdivision;
thence North 0°57'34" West along said West line for a distance of 521.34 feet to the true point of beginning.

Situated in Skagit County, Washington.

Parcel B - (Affects Portion of P38648)

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 35 North, Range 5 East, Willamette Meridian, described as follows:

Commencing at the Southwest corner of said subdivision;
thence North 0°57'34" West along the West line of said Subdivision for a distance of 427.88 feet to the true point of beginning;
thence North 54°01'22" East for a distance of 404.03 feet;
thence South 80°53'00" East for a distance of 213.55 feet;
thence South 9°07'00" West for a distance of 30.00 feet;
thence South 26°05'59" West, 181.01 feet;
thence South 82°47'10" West, for a distance of 135.78 feet;
thence South 34°03'50" West for a distance of 153.80 feet;
thence North 60°12'41" West for a distance of 268.00 feet to the true point of beginning.

Also known as Lot 1 of Short Plat No. 55-73, approved November 2, 1973.

Situated in Skagit County, Washington.

Parcel C - (Affects Portion of P38648)

That portion of Lot 2 of Short Plat No. 55-73, approved the 2nd day of November, 1973, being also a portion of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 35 North, Range 5 East, Willamette Meridian, and being more particularly described as follows:

Commencing at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 35 North, Range 5 East, Willamette Meridian;
thence North 0°57'34" West along the West line of said Lot 2 a distance of 306.85 feet to the true point of beginning;
thence continue North 0°57'34" West along the West line of said Lot 2 a distance of 121.03 feet to the Northwesterly corner of said Lot 2;
thence South 60°12'41" East a distance of 268.00 feet;
thence North 86°59'18" West a distance of 230.83 feet to a point on the Westerly line of said Lot 2, said

point being the true point of beginning.

Situated in Skagit County, Washington.

Parcel D

An easement as delineated in the document recorded on October 9, 1973, under Auditor's File No. 791826,

Also shown on the record of survey recorded on December 12, 1973, under Auditor's File No. 794429, said easement is known as Willida Lane.

Situated in Skagit County, Washington.