

202407240044

07/24/2024 02:29 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

WHEN RECORDED RETURN TO:

Monique Berthiaume
24201 Willida Lane
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20241497
Jul 24 2024
Amount Paid \$1605.00
Skagit County Treasurer
By Kaylee Oudman Deputy

File No.: 2368954

Filed for Record at Request of: **Stewart Title Company**

GNW 24-21175)

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Family Land LLC, a Wyoming Limited Liability Company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Monique Berthiaume, an unmarried person** the following described real estate, situated in the County of Skagit, State of Washington:

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: **Section 7, Township 35 North, Range 5 East - SE SW**

Tax Parcel Number(s): P38648

Dated: July 24th, 2024

Family Land LLC



By: _____
Lucas Guthrie, Member

~~State of Washington~~ ^{§71} ARIZONA
~~County of Skagit~~ ^{§71} MARICOPA

This record was acknowledged before me on July 24th, 2024 by
Lucas Guthrie, the Member of Family Land LLC.



(Stamp)

Printed Name: Beau MacDonnell
Notary Public
My commission expires: 02/25/2028

Notarized online using audio-video communication



EXHIBIT "A"
Property Description

Closing Date: July 19, 2024
Buyer(s): Monique Berthiaume
Property Address: 24201 Willida Lane, Sedro-Woolley, WA 98284

PROPERTY DESCRIPTION:

Parcel A: - (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 B: - (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 C:

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.