

When recorded return to:

Jeffrey Painton Hober and Kate Kirkpatrick
20468 Daisy Lane
Mount Vernon, WA 98274

212450-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242023

Sep 04 2024

Amount Paid \$19975.00

Skagit County Treasurer

By BELEN MARTINEZ Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Melissa LeFave, an unmarried person**

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

in hand paid, conveys and warrants to **Jeffrey Painton Hober, an unmarried person, and Kate Kirkpatrick, an unmarried person**

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.)

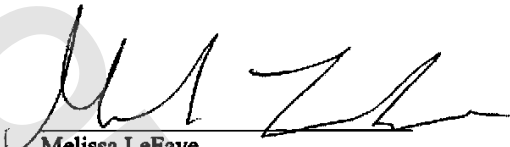
Ptn S ½, Sec 16-33N-R4 EWM

Tax Parcel Number(s): 330416-0-011-0006/P16647 & 330416-4-001-0109/P16702

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. 212450-LT.

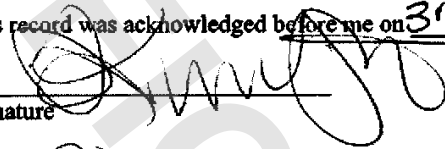
Dated: 9/3/24

(attached to Statutory Warranty Deed)


Melissa LeFave

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 3rd day of Sept., 2024 by Melissa LeFave.


Signature


Title

My commission expires: August 18, 2028

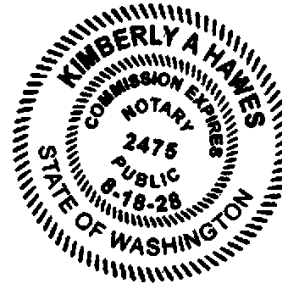


Exhibit A**PARCEL "A":**

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;
thence North along the West line thereof 585 feet;
thence West 219 feet, more or less, to the East line of the County road as it existed on July 23, 1957;
thence North 13°25' East along the Easterly line of said road 129.5 feet;
thence North 60° East 25 feet;
thence South 72°21' East 178.5 feet, more or less, to a point on the West line of said Southwest 1/4 of the Southeast 1/4, which is the true point of beginning;
thence Southeasterly to a point which is 50° East of the West line of said Southwest 1/4 of the Southeast 1/4 (measured at right angles) and 120 feet North of the North line of that certain tract being sold on Contract to Edward Johnson, et ux, by instrument dated April 5, 1963, recorded April 5, 1963, under Auditor's File No. 634188;
thence South parallel with the West line of the Southwest 1/4 of the Southeast 1/4, 120 feet to said North line of the Johnson Tract;
thence West along the North line of the Johnson Tract 50 feet to the West line of the Southwest 1/4 of the Southeast 1/4;
thence North along said West line to the true point of beginning,

EXCEPT that portion thereof conveyed to Edward H. Johnson, et ux, by deed recorded under Auditor's File No. 8803010018.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 1/2 of the following described portion of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said Southeast 1/4 of the Southwest 1/4;
thence North along the quarter section line 465 feet to the true point of beginning;
thence North 87°10' West 215 feet, more or less, to the Easterly line of the County road,
thence Northerly along the Easterly line of the County road 110 feet, more or less, to a point 219 feet West of a point on the said quarter section line which is 585 feet North of the Southeast corner of said Southeast 1/4 of the Southwest 1/4;
thence East to said point 585 feet North of the Southeast corner of said Southeast 1/4 of the Southwest 1/4;
thence South along said quarter section line 120 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision 585 feet North of the Southeast corner thereof;
thence West 219 feet, more or less, to the East line of the present County road;
thence North 13°35' East along the Easterly line as said County road 129.5 feet;
thence North 60° East 25 feet;
thence South 72°21' East 178.5 feet, more or less, to a point on the East line of said subdivision;
thence South along said subdivision line 110 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;
thence North 1°06'44" East along the West line of said subdivision for 515.12 feet;
thence North 89°51'26" East for 50.01 feet to the Southeast corner of that tract of land sold to Dick South under Auditor's File No. 678763 and true point of beginning;
thence North 1°06'44" East for 120.00 feet along the East line of said South tract;
thence North 52°21'21" West for 62.23 feet to the West line of said Southwest 1/4 of the Southeast 1/4 also being the point of beginning of that tract described under Auditor's File No. 678763
thence North 1°06'44" East along the West line of said subdivision for 51.07 feet to the South line of the Lake Sixteen Road as described under Auditor's File No. 690228;
thence South 73°31'30" East along the South line of said Lake Sixteen Road for 6.73 feet;
thence North 87°01'30" East for 172.24 feet;
thence North 62°25'30" East for 57.14 feet to the West line of that tract of land sold to Edward H. Johnson under Auditor's File No. 756576;
thence South 1°06'44" West along the West line of said Johnson tract for 242.32 feet;
thence South 89°51'26" West along the North line of that tract of land sold to Edward H. Johnson under Auditor's File No. 634185 for 178.47 feet to the point of beginning.

EXCEPT that portion thereof conveyed to Edward H. Johnson, et ux, by deed recorded under Auditor's File No. 8803010018.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 16, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the South 1/4 corner of said Section 16;
thence West along the South line of said Section 16 for 173.41 feet to the centerline of "HERMWAY HEIGHTS NO. 2," as per plat recorded in Volume 9 of Plats, page 63, records of Skagit County, Washington;
thence North 15°23'00" West for 181.50 feet;
thence North 8°15'00" West for 98.30 feet;
thence North 0°04'00" West for 154.00 feet;
thence North 4°21'00" East for 150.00 feet;
thence North 13°35'00" East for 144.84 feet;
thence South 76°25'00" East for 25.00 feet to the Northwest corner of that tract of land described as Parcel 3 under Auditor's File No. 791710 and the true point of beginning of this description;
thence North 60°00'00" East for 25.00 feet along the North line of said tract as described under Auditor's File No. 791710;
thence South 72°21'00" East for 165.35 feet to the East line of the Southwest 1/4 of said Section 16;
thence North 1°06'44" East along said East line of the Southwest 1/4 of said Section 16 for 51.07 feet to the South line of the Lake Sixteen Road as described under Auditor's File No. 690228;
thence North 73°31'30" West along the South line of said Lake Sixteen Road for 171.89 feet to the East margin of the Hermway Heights Road,
thence South 14°41'35" West along said East margin of Hermway Heights Road for 22.54 feet;
thence South 13°35'00" West for 46.52 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.