

When recorded return to:

SGT Njord LLC
14341 Jura Drive
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242103

Sep 11 2024

Amount Paid \$8133.00
Skagit County Treasurer
By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Olin Howard Bradley and Sue K. Bradley, a married couple, _____,

for and in consideration of **ten dollars and other valuable consideration and gifts with consideration (WAC 458-61A-201(A)(1))**

in hand paid, conveys, and warrants to SGT Njord LLC, a Washington Limited Liability Company

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description: Property 1: Tracts 8 & 9, GIBRALTER ANNEX

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P73622/4110-000-009-0000

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21117-KM

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Dated: 09/05/2024
Olin Howard Bradley
Olin Howard Bradley

Sue K. Bradley
Sue K. Bradley

Arizona AEA
STATE OF ~~WASHINGTON~~ AEA
COUNTY OF ~~SKAGIT~~ Maricopa AEA

This record was acknowledged before me on 5, September 2024 by Olin Howard Bradley and Sue K. Bradley.

Adam Cort Alexander
Signature

Notary Public
Title

My commission expires: 3-22-2026

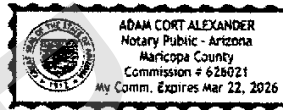


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 14341 Jura Drive, Anacortes, WA 98221
Tax Parcel Number(s): P73622/4110-000-009-0000

Property Description:

PARCEL A:

Tracts 8 and 9, GIBRALTER ANNEX, according to the plat thereof, recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

That portion of the tidelands of the second class in front of Tracts 8 and 9, GIBRALTER ANNEX, according to the plat recorded in Volume 7 of Plats, page 9, records of Skagit County, Washington, and between the Northerly and Southerly lines of said Tracts produced, lying within the boundaries of the following described tract, to-wit:

Beginning at the meander corner to Sections 8 and 17, in Township 34 North, Range 2 East of the Willamette Meridian;

Thence North 15° East 9.697 chains;

Thence South 75° East 2.727 chains;

Thence North 63°45' East 2.977 chains;

Thence South 2°43' West 22.214 chains;

Thence South 7° 19' East 17.942 chains;

Thence South 4°30' West 5.00 chains;

Thence South 17°47' West 32.75 chains;

Thence South 50°30' West 18.00 chains;

Thence North 39°30' West 4.545 chains;

Thence North 50°30' East 18 chains;

Thence North 32°30' East 4.00 chains;

Thence North 6° East 9.00 chains;

Thence North 22°30' East 17.00 chains;

Thence North 4°30' East 5.00 chains;

Thence North 15° West 17.00 chains;

Thence North 6° West 13.60 chains to the point of beginning.

Situated in Skagit County, Washington.

EXHIBIT B

24-21117-KM

12. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Plat of Gibraltar Annex
Recorded: August 4, 1952
Auditor's No.: 478385

13. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 226978, reserving to the grantor 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.

14. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Similk Bay / Puget Sound.

15. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

16. Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

17. Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

18. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: December 19, 1956
Auditor's No.: 545412
Purpose: Ingress and egress
Area Affected: A 12 foot wide strip of land
Said easement was also reserved in deed recorded under Auditor's File No. 504572.

19. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: Gertrude M. Wold
Recorded: January 23, 1957
Auditor's No. 546760
Purpose: Ingress and egress
Area Affected: A 12 foot wide strip of land

20. REGULATORY NOTICE/AGREEMENT THAT MAY INCLUDE COVENANTS, CONDITIONS AND RESTRICTIONS AFFECTING THE SUBJECT PROPERTY:

Recorded: April 14, 1986
Auditor's No.: 8604140011
Regarding: On-site sewage disposal system
Reference is hereby made to the record for the full particulars of said notice/agreement. However, said
Statutory Warranty Deed
LPB 10-05

notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.

21. DECLARATION OF EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Recorded: January 25, 1991

Auditor's No.: 9101250027

Purpose: Utilities, ingress and egress, private road known as Jura Drive being approximately 12 feet in width

22. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Survey

Recorded: May 1, 2020

Auditor's No.: 202005010005