

When recorded return to:

Jess Hackler and Heather Hackler
5815 Ewing Court
Bow, WA 98232

213736-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242896

Nov 12 2024

Amount Paid \$14724.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Susan Czetwertynski, an unmarried person**

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

in hand paid, conveys and warrants to **Jess Hackler and Heather Hackler, a married couple**

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. 23-36N-R3 E W.M., AKA Tr 73, Colony Mountain (unrecorded)

Tax Parcel Number(s): 360323-3-005-0106/P48104

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. 213736-LT.

Dated: November 8, 2024

(attached to Statutory Warranty Deed)

Susan Czetwertynski
Susan Czetwertynski

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8th day of Nov., 2024 by Susan Czetwertynski.

[Signature]
Signature

Notary Public
Title

My commission expires: 9/15/27

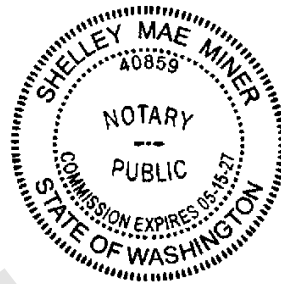


Exhibit A

A tract of land in Section 23, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point 556.81 feet North and 582.84 feet East of the Southwest corner of said Section 23;
thence South $24^{\circ}28'00''$ East 70.77 feet to a curve to the left having a radius of 5,170 feet, the center of which curve bears North $65^{\circ}32'00''$ East;
thence along said curve to the left through a central angle of $3^{\circ}14'13''$ an arc distance of 292.08 feet;
thence North $64^{\circ}14'00''$ East 577.81 feet;
thence North $28^{\circ}58'00''$ West 365 feet;
thence South $64^{\circ}03'52''$ West 577.46 feet to the point of beginning.

The basis of bearings of this description is the Westerly line of the Southwest $1/4$ of said Section 23, which bears North $0^{\circ}28'18''$ West, also known as Tract 73, of the unrecorded Survey of Colony Mountain.

Situate in the County of Skagit, State of Washington.