

202411220072

11/22/2024 01:21 PM Pages: 1 of 3 Fees: \$305.50  
Skagit County Auditor, WA

When recorded return to:

Peter Kuhnlein and Lisa Kuhnlein  
3686 Green Cliffs Road  
Anacortes, WA 98221

213053-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20243055

Nov 22 2024

Amount Paid \$25760.00

Skagit County Treasurer

By Lena Thompson Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Jack Michael Arrington, an unmarried person**

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

in hand paid, conveys and warrants to **Peter Kuhnlein and Lisa Kuhnlein, 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 SW ¼ - NW ¼, Sec 15-34N-R1 EWM

Tax Parcel Number(s): 340115-1-007-0003/P19510

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. 213053-LT.

Dated: Nov. 18 2024

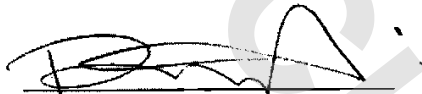
(attached to Statutory Warranty Deed)

  
\_\_\_\_\_  
Jack Michael Arrington

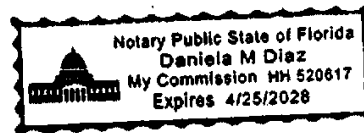
STATE OF Florida

COUNTY OF miami-dade

This record was acknowledged before me on 18 day of November, 2024 by Jack Michael Arrington.

  
\_\_\_\_\_  
Signature

Daniela M. Diaz  
\_\_\_\_\_  
Title



My commission expires: 4/25/2028

**Exhibit A**

The South 11 acres of the North 16 acres of the East Half of the Southwest Quarter of the Northeast Quarter of Section 15, Township 34 North, Range 1 East of the Willamette Meridian;

EXCEPT road right-of-way;  
AND EXCEPT the North 410 feet thereof;

ALSO the East Half of the Southwest Quarter of the Northeast Quarter of Section 15, Township 34 North, Range 1 East of the Willamette Meridian;

EXCEPT the North 16 acres thereof;  
ALSO EXCEPT road right-of-way;

ALSO the North 55 feet of the East Half of the Northwest Quarter of the Southeast Quarter of Section 15, Township 34 North, Range 1 East of the Willamette Meridian;

EXCEPT from the above described tracts that portion thereof conveyed to Skagit County for road purposes by Deed dated December 10, 1970, recorded December 11, 1970, under Auditor's File No. 746656, records of Skagit County, Washington;

ALSO EXCEPT from all of the above that portion thereof lying within the boundaries of the following described tract:

Commencing at the East Quarter corner of said Section 15 from which the Northeast corner of said Section bears North 3°05'43" West;  
thence North 89°07'04" West along the East/West center of said Section, a distance of 1,375.35 feet to the Southeast corner of the Southwest Quarter of the Northeast Quarter and the true point of beginning;  
thence South 0°26'55" East along the East line of the Northwest Quarter of the Southeast Quarter a distance of 55.02 feet, to a point which is 55 feet South, as measured at right angles of the North line of the before mentioned Quarter section;  
thence North 89°07'04" West parallel with said East/West center of said Section, a distance of 241.86 feet;  
thence North 1°28'51" West, a distance of 463.12 feet;  
thence South 89°07'04" East a distance of 220.45 feet to an intersection with the West margin of County Road described in Deed under Auditor's File No. 746656, records of Skagit County, Washington;  
thence South 5°41'43" East along said right-of-way margin, a distance of 265.35 feet to point of curve;  
thence along said curve to the right having a radius of 5,699.58 feet, through a central angle of 0°15'17" an arc distance of 25.33 feet to an intersection with the East line of the Southwest Quarter of the Northeast Quarter of said Section 15;  
thence South 1°59'50" East along said East line a distance of 119.11 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.