

AFTER RECORDING MAIL TO:

Abigail Choffel
12297 State Route 9
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20243064

Nov 22 2024

Amount Paid \$6373.00
Skagit County Treasurer
By Shannon Burrow Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

Guardian NW 24-22156-70

STATUTORY WARRANTY DEED

File No: **4204-4215061 (CMN)**

Grantor(s): **Robert F. Cushen, an unmarried person**

Grantee(s): **Abigail Choffel, an unmarried person**

Abbreviated Legal: **Ptn. Gov. Lot 6 of Section 1, Township 34 North, Range 4 East**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P23313/340401-0-037-0010**

THE GRANTOR(S) Robert F. Cushen, an unmarried person for and in consideration of **Ten Dollars and other Good and Valuable Consideration, as part of an IRS 1031 Tax Deferred Exchange** in hand paid, conveys and warrants to **Abigail Choffel, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A" AND BY THIS REFERENCE MADE A PART HEREOF.

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.

APN: P23313/340401-0-037-
0010Statutory Warranty Deed
- continued

File No.: 4204-4215061 (CMN)

Dated: 11/21/2024

Robert F. Cushen

Robert F. Cushen

STATE OF Washington

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COUNTY OF King

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This record was acknowledged before me on 11/21/2024 by Robert F. Cushen.

KAYE E ANDERSON
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 3267
COMMISSION EXPIRES 10/05/2025

Kaye E. Anderson

Notary Public

My commission expires: 10/05/2025

Notarized remotely online using communication technology via Proof.

EXHIBIT "A"

The Land referred to herein below is situated in the County of Skagit, State of Washington and is described as follows:

PARCEL "A":

That portion of the West 50 feet of the real estate described as Tract "X" below, lying between the North and South boundaries of the hereinafter described Tract A, extended Easterly 50 feet, more or less, to the center line of the real estate described as Tract "X" below:

Tract A

That portion of Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the Easterly line of the state road 200 feet South (measured at right angles) of the North line of said subdivision;
thence Southerly along said road to a point which is 320 feet (measured at right angles) South of the North line of Lot 6;
thence East to the Westerly line of the right of way of the Northern Pacific Railway Company;
thence Northerly along said right of way to a point East of the POINT OF BEGINNING;
thence West to the POINT OF BEGINNING.

PARCEL "B":

That portion of the East 50 feet of the real estate described as Tract "X" below, lying between the South boundary of Tract A
aforedescribed extended East to the East line of said Tract "X" and the North boundary of Tract B hereinafter described, extended
Westerly to the East line of said Tract "X":

Tract B

A tract of land in Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the intersection of the West boundary line of Front Street with the North boundary line of School Drive;
thence North 5°50' West along the West boundary of Front Street 260.0 feet;
thence West 50.0 feet, more or less, to a point on the East right of way line of Puget Sound and Cascade Railway, said point being the
TRUE POINT OF BEGINNING;
thence North 5°50' West along said East right of way line 280.0 feet;
thence West 50.0 feet to a point on the West right of way line of said Puget Sound and Cascade Railway;
thence South 5°50' East along said West right of way line 280.0 feet;
thence East 50.0 feet to the true POINT OF BEGINNING.

Tract "X"

That portion of Government Lots 2 and 6, Section 1, Township 34 North, Range 4 East, w.m., and that portion of the Southwest 1/4 of

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American Land Title Association

Commitment for Title Insurance
2021 v. 01.00 (07-01-2021)

the Southeast 1/4 and of the East 1/2 of the Southwest 1/4 and of the Southeast 1/4 of the Northwest 1/4, all in Section 36, Township 35 North, Range 4 East, W.M., in Skagit County, Washington, described as follows:

A strip of land 100.00 feet in width as conveyed to the Seattle Lake Shore and Eastern Railway Company by instruments recorded in Volume 10 of Deeds, page 32, on January 22, 1890, and recorded in Volume 11 of Deeds, page 427, on May 12, 1890, and as conveyed to the S and I Railway Company by instrument recorded in Volume 37, page 227, on March 21, 1899, records of said county,

EXCEPT any portion conveyed to Robert L. Mumford by instrument recorded in Volume 532 of Deeds, page 70, under Auditor's File No. 8309290021, records of Skagit County, Washington.

AND EXCEPT from the above Parcels A and B, portion of said Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of that certain parcel conveyed to Robert Cushen by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201401210108, and also as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 201403270026;
thence North 5°35'25" West, along the Easterly line of the abandoned right of way of the Northern Pacific Railway Company for a distance of 21.96 feet;
thence South 84°25'31" West for a distance of 64.43 feet;
thence South 5°09'31" East for a distance of 15.01 feet, more or less, to a point on the South line of said parcel described on said Statutory Warranty deed recorded under Auditor's File No. 201401210108, at a point bearing North 86°26'00" West from the POINT OF BEGINNING;
thence South 89°26'00" East, along said South line of for a distance of 64.92 feet, more or less, to the POINT OF BEGINNING.

PARCEL "C":

That portion of Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at a point on the Easterly line of the State Road 200 feet South (measured at right angles) of the North line of said subdivision;
thence Southerly along said road to a point which is 320 feet (measured at right angles) South of the North line of Lot 6;
thence East to the Westerly line of the right-of-way of the Northern Pacific Railway Company;
thence Northerly along said right-of-way to a point East of the POINT OF BEGINNING;
thence West to the POINT OF BEGINNING.

AND TOGETHER WITH that portion of Government Lot 6 of Section 1, Township 34 North, Range 4 East, W.M., described as follows:

BEGINNING at the Southeast corner of that certain parcel conveyed to Robert Cushen by Statutory Warranty deed recorded under Skagit County Auditor's File No. 201401210108, and also as shown on that certain Record of Survey recorded under Skagit County Auditor's File No. 201403270026;
thence North 5°35'25" West, along the Easterly line of the abandoned right of way of the Northern Pacific Railway Company for a

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distance of 21.96 feet;
thence South 84°25'31" West for a distance of 64.43 feet;
thence South 5°09'31" East for a distance of 15.01 feet, more or less, to a point on the South line of the property described on said Statutory Warranty deed recorded under Auditor's File No. 201401210108 and being the TRUE POINT OF BEGINNING;
thence North 89°26'00" West, along the said South line, or South line extended, for a distance of 150.62 feet, more or less, to a point on a non-tangent curve along the Easterly margin of State Route 9;
thence along a curve to the right along said Easterly margin of State Route 9, having a radial bearing of South 65°48'10" West, through a central angle of 2°15'22", for an arc length of 17.30 feet, more or less, to a point bearing South 84°16'27" West from the TRUE POINT OF BEGINNING;
thence North 84°16'27" East for a distance of 144.56 feet, more or less, to the TRUE POINT OF BEGINNING.

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