

Recorded at the Request of:

Donald R. Semrau
19422 John Nelson Road
Mount Vernon, WA 98274

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20243202
Date 12/09/2024

STATUTORY WARRANTY DEED

GRANTOR: **DONALD R. SEMRAU,**
an unmarried man

GRANTEE: **DONALD R. SEMRAU,** as Trustee of the **DONALD R.**
SEMRAU LIVING TRUST, utd November 23, 2024

Legal Description:

Abbreviated Form: Ptn SW ¼ Section 8, Township 33, North, Range 4 East, W.M.,
and ptn NW ¼, Section 24, Township 33 North, Range 03 E.W.M.

Additional on Page: Exhibit "A"

Assessor's Tax Parcel Nos.: 330408-3-017-0202 / P16549
330408-3-019-0101 / P16553
330408-3-017-0004 / P16547
330324-2-003-0003 / P16057

THE GRANTOR, **DONALD R. SEMRAU**, an unmarried man, for and in consideration of the transfer into his revocable living trust, and for no monetary consideration, hereby conveys and warrants to **DONALD R. SEMRAU** in his capacity as Trustee of the **DONALD R. SEMRAU LIVING TRUST, utd November 23, 2024**, and not in his individual capacity, as GRANTEE, any and all interest of Grantor in and to that certain real property, together with all after-acquired title of the Grantor therein, situated in the County of Skagit, State of Washington, and legally described as follows:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, restrictions and reservations of record.

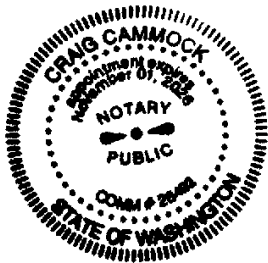
DATED: 11/23, 2024.


DONALD R. SEMRAU

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **DONALD R. SEMRAU** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23 day of November, 2024.





CRAIG CAMMOCK
Printed Name
NOTARY PUBLIC in and for the State of Washington

Exhibit "A"**P16547, P16553, & P16549****Parcel A:**

The North 210 feet of the East 260 feet of that portion of the North $\frac{1}{2}$ of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M., lying South of the County Road running along the North line thereof, EXCEPT ditch right-of-way.

Parcel B:

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the County Road commonly known as Nelson Road, which is 260 feet West of the East line of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence Westerly along the South line of the County Road 375 feet, more or less, to the Northeast corner of that certain tract of land conveyed to Jack E. Herman and Sarah Ann Herman, husband and wife, by Deed recorded November 19, 1965, under Auditor's File No. 674787; thence South along said East line 218.45 feet to the Southeast corner of said Herman tract; thence West along the South line of said Herman tract 25 feet, more or less, to a point on the West line of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence South along said West line 136.552 feet; thence East parallel to the North line of said quarter quarter section 660 feet, more or less, to a point on the East line of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$; thence North along said East line 130 feet, more or less, to the Southeast corner of a tract of land conveyed to Robert G. Ridenhour and Georgia M. Ridenhour, husband and wife, by deed recorded September 29, 1976, under Auditor's File No. 843486; thence West along the South line of said tract 260 feet to the Southwest corner thereof; thence North along the West line of said tract 210 feet to the point of beginning;

EXCEPT ditch and drainage district right-of-ways AND EXCEPT Nelson Road.

Situated in Skagit County, Washington.

P16057

Part of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at a point 20 feet South and 659.6 feet West of the North $\frac{1}{4}$ corner of said section, thence South $0^{\circ}29'$ East 2755.9 feet; thence West 656.7 feet; thence North to a point 20 feet South of the North line of said section, thence East to the place of beginning, EXCEPT ditch rights-of-way.

Situate in the County of Skagit, State of Washington.

Exhibit "A"