



202502110037

02/11/2025 01:02 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

When recorded return to:

Ian Joostens
1996 Friday Creek Road
Burlington, WA 98233

214240-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20250367
Feb 11 2025
Amount Paid \$16292.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Maggi Holbert, an unmarried person

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

in hand paid, conveys and warrants to Ian Joostens, an unmarried person

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.)

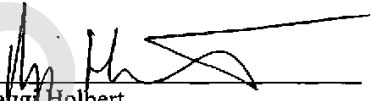
Ptn NW NE, 18-36-04 EWM

Tax Parcel Number(s): 360418-1-012-0016/P49398

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. 214240-LT.

Dated: February 6, 2025

(attached to Statutory Warranty Deed)


Maggi Holbert

STATE OF ~~WASHINGTON~~ ~~KS~~ ~~OREGON~~
COUNTY OF ~~SKEGOT~~ ~~KS~~ ~~LINN~~

This record was acknowledged before me on 10 day of February, 2025 by Maggi Holbert.


Signature

Notary Public
Title

My commission expires: 5-23-2025

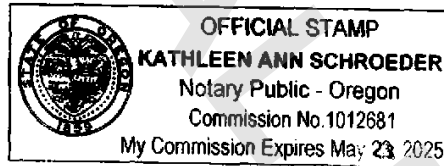


Exhibit A

PARCEL "A":

The West 700 feet of the East 720 feet of the North 440 feet of the Northwest quarter of the Northeast quarter, Section 18, Township 36 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress and egress across that portion of the South 20 feet of the Southeast quarter of the Southeast quarter, Section 7, Township 36 North, Range 4 East, W.M., lying West of the county road as established on October 13, 1915 and over that portion of the South 20 feet of the Southwest quarter of the Southeast quarter, Section 7, Township 36 North, Range 4 East, W.M., lying East of the abandoned Great Northern Railway right-of-way.

Situate in the County of Skagit, State of Washington.