

When recorded return to:

Hannah Rensink  
53052 State Route 20  
Rockport, WA 98283

215732-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 20252181  
Jul 11 2025  
Amount Paid \$3605.00  
Skagit County Treasurer  
By Kaylee Oudman Deputy

## STATUTORY WARRANTY DEED

THE GRANTOR(S) **Rio Vista Shop LLC, a Washington Limited Liability Company**

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

in hand paid, conveys and warrants to **Hannah Rensink, 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 Gov Lot 4, 25-35-9 E W.M.

Tax Parcel Number(s): 350925-0-013-0006/P44660

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. 215732-LT.

Dated: July 10, 2025

(attached to Statutory Warranty Deed)

Rio Vista Shop LLC, a Washington Limited Liability Company

By: Bernard A. Morris  
Bernard A. Morris, Manager

By: April R. Morris  
April R. Morris, Manager

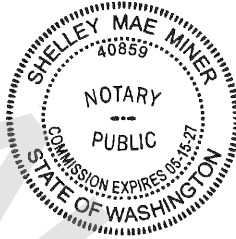
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on this 10 day of July, 2025, by Bernard A. Morris and April R. Morris, Managers of Rio Vista Shop LLC.

[Signature]  
(Signature of notary public)  
Stamp

Notary Public  
(Title of office)

My commission expires: 5-15-27



**Exhibit A****PARCEL "A": (Fee Simple)**

That portion of Government Lot 4 of Section 25, Township 35 North, Range 9 East, W.M., described as follows:

Beginning at a point 1,320 feet South of the West 1/4 corner of said Section;  
thence East 150 feet;  
thence South 140 feet to the true point of beginning of this description;  
thence South 60 feet;  
thence Northeasterly 85 feet, more or less, to the Westerly line of that certain 15 foot strip of land granted for road purposes to Alvin E. Williams, a bachelor, by Ray Jarmin and Dorothy Jarmin, husband and wife, by instrument dated December 4, 1950, and recorded December 5, 1950, under Auditor's File No. 454190, records of Skagit County, to a point then that is 160 feet South of the South line of that certain tract conveyed by Ray Jarmin and Dorothy Jarmin, husband and wife, to Alvin E. Williams, a bachelor, by deed dated December 4, 1950 and recorded December 5, 1950, under Auditor's File No. 454190;  
thence North along said road right of way 60 feet;  
thence Southwesterly 85 feet, more or less, to the point of beginning,

EXCEPT any portion thereof lying within the boundaries of existing rights of way;

AND EXCEPT any portion as granted to the State of Washington by Deed recorded under Skagit County Auditor's File No. 498238,

AND ALSO EXCEPT that portion, if any, conveyed to Les Dyer by Statutory Warranty Deed recorded August 3, 2020, under Skagit County Auditor's File No. 202008030212.

Situate in the County of Skagit, State of Washington.

**PARCEL "B": (Easement only)**

A right of way 15 feet wide for the purpose of ingress and egress along the East line of the above-described premises to connect with State Highway 17-A, the centerline of said right of way being more particularly described as follows:

Beginning at a point on the North line of said State Highway 7.5 feet East of the Southeast corner of that certain tract conveyed to George C. Morehouse by deed recorded September 7, 1938, in Volume 175 of Deeds, page 325, under Auditor's File No. 305535, records of said County;  
thence Northerly in a straight line to a point that is 7.5 feet East of the Northeast corner of the above described tract hereby being conveyed.

Situate in the County of Skagit, State of Washington.