

When recorded return to:

Jamie Corning  
22391 Prairie Road  
Sedro Woolley, WA 98284

215640-LT

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20253099

Sep 19 2025

Amount Paid \$6405.00

Skagit County Treasurer  
By Lena Thompson Deputy

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) **Ralph Hunger, an unmarried person**

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

in hand paid, conveys and warrants to **Jamie Corning, 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 NE – NW and Ptn SE – NW, Sec 26-36-4

Tax Parcel Number(s): 360426-2-001-0710/P50025

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. 215640-LT.

Dated: September 17, 2025

(attached to Statutory Warranty Deed)

Ralph Hunger  
Ralph Hunger

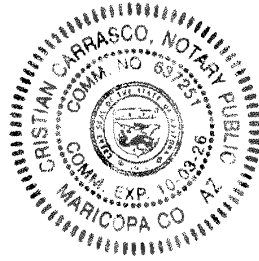
STATE OF Arizona  
COUNTY OF Maricopa

This record was acknowledged before me on this 18 day of Sept, 2025, by Ralph Hunger.

[Signature]  
Signature

Notary Public  
Title

My commission expires: 10.03.2026



### Exhibit A

That portion of the Northeast 1/4 of the Northwest 1/4 and that portion of the Southeast 1/4 of the Northwest 1/4, all in Section 26, Township 36 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northwest corner of said Northeast 1/4 of the Northwest 1/4, said point being 1320.87 feet from the Northwest corner of said Section 26;  
thence South 89°43'54" East, along the North line of said Section 26, 290.00 feet;  
thence South 49°37'21" East 751.60 feet to a point to be hereinafter referred to as Point "A";  
thence South 44°44'06" East 457.52 feet;  
thence South 11°51'41" West 282.16 feet to the true point of beginning;  
thence continue South 11°51'41" West 110.00 feet to a point of curvature;  
thence along the arc of said curve to the left having a radius of 300.00 feet, through a central angle of 11°57'56", an arc distance of 62.65 feet to a point of tangency;  
thence South 0°06'15" East 68.56 feet to the North margin of the County road known as Warner Road;  
thence South 89°53'45" West, along said North margin, 230.00 feet to a point which is South 0°21'00" East from before mentioned Point "A";  
thence North 0°21'00" West 293.59 feet to a point which is North 78°08'19" West from the true point of beginning;  
thence South 78°08'19" East 266.37 feet to the true point of beginning, also known as Tract 4 of Short Plat No. 38-72, approved June 2, 1972.

TOGETHER WITH an easement for ingress and egress, roadway and utilities, being 60 feet in width, the Northeasterly line of which bears South 44°44'06" East from before mentioned Point "A", and the centerline of said 60 foot wide easement being more particularly described as follows:

Beginning at before mentioned Point "A";  
thence South 44°44'06" East 457.52 feet to the true point of beginning of said centerline, said point being a point of tangency of a curve in said centerline from the Northwest, the center of said curve being North 78°08'19" West 150.00 feet from said point of tangency;  
thence South 11°51'41" West, along said centerline, 392.16 feet to a point of curvature;  
thence along the arc of said curve to the left having a radius of 300.00 feet, through a central angle of 11°57'56", an arc distance of 62.65 feet to a point of tangency;  
thence South 0°06'15" East 68.56 feet to the North margin of the County road known as Warner Road and the terminus of said center- line.

Situate in the County of Skagit, State of Washington.