

AFTER RECORDING MAIL TO:
Shanna Waite
8233 -8243 Sims Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20253931
Dec 05 2025
Amount Paid \$19530.00
Skagit County Treasurer
By BELEN MARTINEZ Deputy

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 25-226877 CHICAGO TITLE: 620060741

Statutory Warranty Deed

Abbreviated Legal: Ptn. NW, 15-35-5E, W.M.
Tax Account No.: P39138 / 350515-2-005-0008, P39137 / 350515-2-004-0009, P39135 / 350515-2-002-0001, P39134 / 350515-2-001-0002, P39136 / 350515-2-003-0000, P39149 / 350515-2-015-0006 and P39148 / 350515-2-014-0007
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P39138,P39149,P39137, P39136,P39148,P39135, P39134

THE GRANTOR **Bughouse Partners 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 **Shanna Waite, an unmarried person**, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 5th day of December, 2025.

Bughouse Partners LLC., a Washington Limited Liability Company

Mark Benson
Mark Benson, President
SIGNED IN COUNTERPART
Thomas Shields, Vice President

If checked, This notarial act involved the use of communication technology.

STATE OF WA }
County of Pierce } SS.

This record was acknowledged before me on this 5th day of December, 2025 by Mark Benson as President, and ~~Thomas Shields~~, as Vice President, of Bughouse Partners LLC., a Washington Limited Liability Company. KAP

Kristi Ann Pond
Notary Public for Washington- Reside in Pierce county
My commission expires: 09/09/2028 - Kristi Ann Pond

KRISTI ANN POND
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 103642
COMMISSION EXPIRES 09/09/2028

Notarized remotely online using communication technology via Proof.

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8233 -8243 Sims Road
Sedro Woolley, WA 98284

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KRISTI ANN POND
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 103642
COMMISSION EXPIRES 09/09/2028

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EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39138 / 350515-2-005-0008, P39137 / 350515-2-004-0009, P39135 / 350515-2-002-0001,
P39134 / 350515-2-001-0002, P39136 / 350515-2-003-0000, P39149 / 350515-2-015-0006 and
P39148 / 350515-2-014-0007

PARCEL A:

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING NORTHERLY OF STATE HIGHWAY NO. 17-A, AS SAID

HIGHWAY EXISTED ON NOVEMBER 1, 1966, EXCEPT PUGET SOUND AND BAKER RIVER RAILROAD

RIGHT-OF-WAY, AND EXCEPT THE FOLLOWING TRACTS:

1. BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID HIGHWAY NO 17-A, AND THE NORTH AND

SOUTH CENTERLINE OF SAID SECTION;

THENCE NORTH ALONG SAID CENTERLINE 620 FEET;

THENCE WEST 20 FEET;

THENCE SOUTH 30° WEST 216 FEET;

THENCE SOUTH 52° WEST 330 FEET;

THENCE SOUTH 8° WEST TO NORTH LINE OF SAID HIGHWAY;

THENCE EASTERLY ALONG THE NORTH LINE OF SAID HIGHWAY TO POINT OF BEGINNING.

2. BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 620 FEET NORTH OF

THE NORTH LINE OF SAID STATE HIGHWAY NO. 17-A;

THENCE WEST 20 FEET;

THENCE SOUTH 30° WEST TO A POINT 490 FEET NORTH OF THE NORTH LINE OF SAID

HIGHWAY, AND THE

TRUE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE WEST PARALLEL TO THE NORTH LINE OF SAID HIGHWAY RIGHT-OF-WAY 490 FEET;

THENCE SOUTH PARALLEL TO THE NORTH AND SOUTH CENTERLINE OF SAID SECTION 490

FEET, MORE OR

LESS, TO THE NORTH LINE OF SAID HIGHWAY RIGHT-OF-WAY;

THENCE EASTERLY ALONG SAID HIGHWAY RIGHT-OF-WAY TO THE SOUTHWEST CORNER OF A TRACT

CONVEYED TO NORMAN EUGENE MITCHELL AND LINDA E. MITCHELL, HUSBAND AND WIFE, BY DEED DATED

APRIL 15, 1960, RECORDED APRIL 19, 1960, UNDER RECORDING NO. 593387;

THENCE NORTHERLY AND EASTERLY ALONG THE WEST LINE OF SAID MITCHELL TRACT TO THE TRUE POINT

OF BEGINNING.

PARCEL B:

THAT PORTION OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15,

TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., LYING NORTH OF THE COUNTY ROAD, AND

EXCEPT RAILWAY

RIGHTS-OF-WAY, AND EXCEPT THE WEST 20 FEET THEREOF FOR ROAD PURPOSES.

PARCEL C:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.,

DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 620 FEET NORTH OF THE

NORTH LINE OF STATE HIGHWAY NO. 17-A;

THENCE WEST 20 FEET;

THENCE SOUTH 30° WEST TO A POINT 490 FEET NORTH OF THE NORTH LINE OF SAID

HIGHWAY, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND

DEEDED TO CAROL HARDIN BY QUIT

CLAIM DEED RECORDED UNDER RECORDING NO. 777684, RECORDS OF SKAGIT COUNTY,

WASHINGTON,

BEING ALSO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 86°15' WEST ALONG THE NORTH LINE OF SAID HARDIN TRACT A DISTANCE OF 490 FEET TO

THE NORTHWEST CORNER OF SAID HARDIN TRACT;

THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID HARDIN TRACT, A DISTANCE OF 13.6

FEET;

THENCE SOUTH 83°49'37" EAST A DISTANCE OF 412.5 FEET TO THE EAST LINE OF SAID HARDIN TRACT;

THENCE NORTH 52° EAST A DISTANCE OF 62.2 FEET;
THENCE NORTH 30° EAST A DISTANCE OF 59.7 FEET TO THE TRUE POINT OF BEGINNING,
EXCEPT FROM PARCELS B AND C ABOVE DESCRIBED THE FOLLOWING:
BEGINNING AT A POINT ON THE NORTH AND SOUTH CENTERLINE OF SAID SECTION, 620 FEET
NORTH OF THE
NORTH LINE OF STATE HIGHWAY NO. 17-A;
THENCE WEST 20 FEET;
THENCE SOUTH 30° WEST TO A POINT 490 FEET NORTH OF THE NORTH LINE OF SAID STATE
HIGHWAY, SAID
POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DEEDED TO
CAROL HARDIN BY
QUIT CLAIM DEED RECORDED UNDER RECORDING NO. 777684, RECORDS OF SKAGIT COUNTY,
WASHINGTON;
THENCE SOUTH 86°15' WEST ALONG THE NORTH LINE OF SAID HARDIN TRACT A DISTANCE OF
490 FEET TO
THE NORTHWEST CORNER OF SAID HARDIN TRACT;
THENCE SOUTH ALONG THE WEST BOUNDARY OF SAID HARDIN TRACT A DISTANCE OF 13.6
FEET TO THE
TRUE POINT OF BEGINNING;
THENCE NORTH 83°19'37" WEST A DISTANCE OF 85 FEET;
THENCE SOUTH 0°41'52" WEST A DISTANCE OF 442.4 FEET TO A POINT 50 FEET (AT RIGHT
ANGLES TO THE
CENTERLINE OF SAID STATE HIGHWAY) NORTH OF THE NORTH BOUNDARY OF SAID STATE
HIGHWAY NO.
17-A;
THENCE NORTH 86°15' EAST A DISTANCE OF 90.1 FEET TO THE WEST LINE OF SAID HARDIN
TRACT;
THENCE NORTH ALONG THE WEST BOUNDARY OF SAID HARDIN TRACT A DISTANCE OF 427.3
FEET TO THE
TRUE POINT OF BEGINNING.
ALL SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.