

When recorded return to:

Skagit Land Trust, a Washington non-profit corporation
PO Box 1017
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20260045

Jan 07 2026

Amount Paid \$4805.00
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

Guardian NW Title 25-22927-TB

THE GRANTOR(S) **Joel Arthur Ludwig and Susan Carol Ludwig, husband and wife**

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to **Skagit Land Trust, a Washington non-profit corporation**

the following described real estate, situated in the County Skagit, State of Washington:

PARCEL A: P65490/P47464/P47470 Ptn. Gov. Lot 3, Section 36, Township 36 North, Range 2 East & Ptn.
Lot 6, Block 5, FREESTAD'S PLAT, FIRST DIVISION

That portion of Government Lot 3 in Section 36, Township 36 North, Range 2 East, W.M.; described as follows:

Beginning at a point on the East line of said Government Lot 3 and the Southerly line of the County Road, which point bears South 1°35'00" East, a distance of 604.33 feet from the Northeast corner of said Government Lot 3; thence South 45°35'00" West along the Southerly side of said County road, a distance of 136.23 feet, which point is the true point of beginning of this description; thence continuing South 45°35'00" West along the Southerly side of said County Road, a distance of 83.33 feet; thence along a 57°17'45" curve to the left, which has a radius of 100.00 feet, a distance along the arc of 135.95 feet to a point of reverse curve, at which point the tangent to said reverse curve bears South 32°18'47" East; thence Southeasterly along a curve to the right, having a radius of 306.48 feet, a distance along the arc of 15.74 feet; thence South 29°22'15" East, a distance of 23.34 feet to a point in the centerline of Siwash Slough; thence North 67°50'00" East along the centerline of Siwash Slough, a distance of 95.40 feet to a point on the West line of that certain tract conveyed to Floyd G. Squires Sr. by J.T. Squires Sr., recorded November 29, 1939 in Volume 178 of Deeds, page 345, records of Skagit County, Washington and filed under Auditor's File No. 319462; thence North 6°36'27" East along the West line of the aforementioned tract, a distance of 71.63 feet to a point on the Government Meander Line along the Easterly side of said Section 36; thence North 71°53'33" West along said Government Meander Line, a distance of 53.31 feet; thence North 5°36'27" East, a distance of 94.39 feet to a point on the Southerly line of the County Road and the true point of beginning of this description,

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EXCEPT dike and ditch rights-of-way.

Situate in the County of Skagit, State of Washington.

PARCEL B:

That portion of Section 36, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of Government Lot 3 in said Section 36 and the Southerly line of the County Road, which point bears South 1°35'00" East, a distance of 604.33 feet from the Northeast corner of said Government Lot 3; thence South 45°35'00" West along the Southerly side of said County Road, a distance of 136.23 feet; thence South 5°36'27" West, a distance of 94.39 feet; thence South 71°53'33" East, a distance of 53.31 feet to a point on the West line of that certain tract conveyed to Floyd G. Squires, Sr. by instrument recorded November 29, 1939 in Volume 178 of Deeds, page 345, records of Skagit County, Washington; thence Northeasterly along the Northwesterly line of said Floyd D. Squires, Sr. tract to the East line of Government Lot 3 extended South in said Section 36; thence North along said East line extended South to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL C:

Tidelands of the second class as conveyed by the State of Washington, described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M., thence North 72° West 290.4 feet; thence North 6½° East 165 feet; thence North 50½° East 244.2 feet; thence North 65° East 330 feet; thence South 55°15' East 99.66 feet; thence South 66°7' West 436.92 feet; thence South 21°37' East 331.98 feet; thence Westerly 33 feet to the true point of beginning.

EXCEPT that portion of the above described tract which lies Northerly of a line described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M.; thence North 72° West 290.4 feet; thence North 6½° East 165 feet; thence North 50½° East 244.2 feet; thence North 65° East 330 feet; thence South 55°15' East 99.66 feet; thence South 66°7' West 436.92 feet to a point which is the beginning of the described line; thence North 59°45'49" West a distance of 123.23 feet to a point on the center line of the said Section 36, Township 36 North, Range 2 East, W.M., which point is the end of the said described line.

Situate in the County of Skagit, State of Washington.

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PARCEL D:

That portion of Lot 6, Block 5, "FREESTAD'S PLAT, FIRST DIVISION", as per plat recorded in Volume 7 of Plats, page 69, records of Skagit County, Washington, situate in Skagit County, Washington, which lies Southerly of a line described as follows:

Beginning at a point 330 feet North and South 72° East, 191.4 feet from the center of Section 36, Township 36 North, Range 2 East, W.M.;
thence North 72° West 290.4 feet;
thence North 6 ½° East 165 feet;
thence North 50 ½° East 244.2 feet;
thence North 65° East 330 feet;
thence South 55° 15' East 99.66 feet;
thence South 66° 7' West 436.92 feet to a point which is the beginning of the described line;
thence North 59° 45' 49" West a distance of 123.23 feet to a point on the center line of the said Section 36, Township 36 North, Range 2 East, W.M., which point is the end of the said described line.

Situate in the County of Skagit, State of Washington.


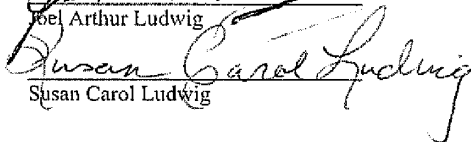
Abbreviated legal description: Property 1:

Ptn. Gov. Lot 3, Section 36, Township 36 North, Range 2 East & Ptn. Lot 6, Block 5, FREESTAD'S PLAT, FIRST DIVISION

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Tax Parcel Number(s): P65490/3916-005-006-0109 & P47464/360236-0-019-0037 & P47470/360236-0-023-0023

Dated: 12-31-25


Joel Arthur Ludwig

Susan Carol Ludwig

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 31st day of December 2025 by Joel Arthur Ludwig and Susan Carol Ludwig.

Scott J Bentley
Signature

No tang
Title

My commission expires: 05/16/27

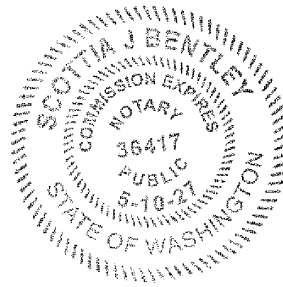


EXHIBIT A

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Any adverse claim by reason of any change in the location of the boundaries of said premises which may have resulted from any change in the location of the Siwash Slough and Alice Bay/Puget Sound, or its banks, or which may result from such change in the future.

Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Siwash Slough and Alice Bay/Puget Sound.

Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)

Terms, provisions and reservations under the Submerged Land Act (43 U.S.C.A. § 1301 through 1311) and the rights of the United States of America to regulate commerce, navigation, flood control, fishing and production of power.

Any question of the location of lateral boundaries and the seaward boundaries of the second class tidelands/shorelands described herein.

Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sigurd Freestad, et ux, recorded 09/14/1956 as Auditor's File No. 541441. Affects: the platted portion of the subject property.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on April 27, 1990 under Auditor's File No. 9004270005.

Easement, affecting a portion of subject property for the purpose of waterline(s) including terms and provisions thereof granted to Samish Farms Water Association, Inc. recorded on September 16, 1996 as Auditor's File No. 9609160093. Affects: the West 10 feet of the subject Property.

Lot certification, including the terms and conditions thereof, recorded 12/16/1998 as Auditor's File No. 9812160060. Reference to the record being made for full particulars. The company makes no determination as to its affects.

End of Exhibit A

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