



202601200052

01/20/2026 01:16 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2026 0159
JAN 20 2026

Amount Paid \$-0
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

AFTER RECORDING, RETURN TO:

Mr. and Mrs. Conan Bruce Landsem
1282 27th Street
Hudson, Wisconsin 54016

Filed for Record at Request of:

Seiler Law, PLLC
7201 Walker St., Suite 20
St. Louis Park, MN 55426

THIS WARRANTY DEED is made this fifteenth (15th) day of January, 2026.

THE GRANTORS CONAN BRUCE LANDSEM AND STEPHANIE LANDSEM, husband and wife, (collectively, the "Grantors"), for an in consideration of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to the Three Hearts Revocable Trust, dated January 22, 2024, a revocable living trust governed under the laws of the State of Minnesota ("the Trust") the following described real estate, situated in the County of Skagit, State of Washington, together with all appurtenances thereunto belonging, subject to easements, covenants, conditions, and restrictions of record:

Abbreviated Legal:

Ptn Gov. Lot 1, 35-34-3 E W. M.

For Full Legal See Attached Exhibit A

COMMUNITY PROPERTY:

Grantors are married to each other and hold title to the Property as community property. This conveyance transfers all of Grantors' right, title, and interest in and to the Property, whether held as community property or otherwise.

REAL ESTATE EXCISE TAX:

This conveyance is exempt from Washington State Real Estate Excise Tax pursuant to RCW 82.45.010, as a transfer to the Grantors' revocable trust for estate planning purposes.

Tax Parcel Number(s): 340335-0-002-0004, P23144

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL "A"

That portion of Government Lot 1 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said Government Lot 1, 247.5 feet East of the Northwest corner thereof; thence East 247.5 feet, more or less, to the Northwest corner of a tract conveyed to Frank Jungquist by deed dated February 10, 1906 and recorded February 24, 1906, under Auditor's File No. 55797 in Volume 59 of Deeds, page 550; thence South 5°15' West along the West line of said Jungquist Tract to a point that is South 68°24' East 373 feet from a point on the West line of said lot that is 853 feet North of the Southwest corner of said Lot 1; thence North 68°24' West 181.5 feet, more or less, to the Southeast corner of that certain tract conveyed to Harry W. Heyne by deed recorded December 8, 1947, under Auditor's File No. 411975 in Volume 222 of Deeds, page 510; thence Northeasterly along the East line of said Heyne Tract to the point of beginning,

EXCEPT that portion thereof lying Southerly of the following described line:

Beginning at the Southwest corner of the above described tract; thence Northerly along the West line thereof a distance of 422 feet, more or less, to the Southerly line of an existing lane or roadway as referred to in deed to Oscar Johnson et ux dated September 7, 1962 and recorded September 11, 1962, under Auditor's File No. 626077 and the true point of beginning of said line; thence Southeasterly along said Southerly line of said existing lane or roadway to the Westerly line of the above referred to Jungquist Tract and terminal point of said line.

Situate in the County of Skagit, State of Washington.

PARCEL "B"

A non-exclusive easement for ingress, egress, and utilities over and across a 20 foot strip of land in Government Lot 1 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of that certain tract conveyed to Harry Heyne et ux by deed recorded September 8, 1947 under Auditor's File No. 411975 in Volume 222 of Deeds, page 510, said point being approximately South 68°24' East a distance of 191.5 feet from a point that is 853 feet North of the Southwest corner of said Government Lot 1; thence Northerly along the East line of said Heyne Tract a distance of 422 feet, more or less, to the Southerly line of an existing lane or roadway and true point of beginning; thence Westerly along the South line of said road to the East line of the Kamb Road along the West line of said Government Lot 1; thence Northerly along said East line to a point 20 feet North of the South line of said road; thence Easterly parallel to and 20 feet Northerly of said South line to the East line of said Heyne Tract; thence South along said East line to the true point of beginning.

Situate in the County of Skagit, State of Washington.