

When recorded return to:

Jennifer Lind
307 Center Street
LaConner, WA 98257

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20261191
Apr 22 2026
Amount Paid \$10986.00
Skagit County Treasurer
By Lena Thompson Deputy

GNW 26-25630

STATUTORY WARRANTY DEED

THE GRANTOR(S) Bruce Hemsing Cornwall and Georgia Ethel Johnson, a married couple, PO Box 877, La Conner, WA 98257,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jennifer Lind, a single woman

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

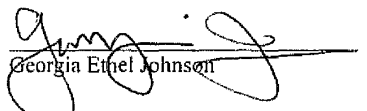
Abbreviated legal description: Property 1:
Lots 4 & 5, Block 10, CALHOUN'S ADDITION TO THE TOWN OF LA CONNER

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 "B" attached hereto

Tax Parcel Number(s): P74147/4124-010-005-0007

Dated: 4-21-2026


Bruce Hemsing Cornwall


Georgia Ethel Johnson

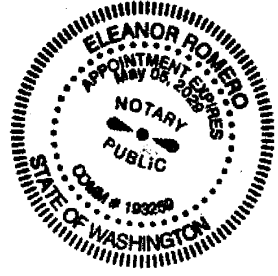
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on this 21st day of April, 2026, by Bruce Hensing Cornwall and Georgia Ethel Johnson.

Eleanor Romero
Signature

Notary
Title

My commission expires: 5/5/2029



Statutory Warranty Deed
LPB 10-05

Order No.: 26-25630-KH

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UNOFFICIAL DOCUMENT

EXHIBIT A
LEGAL DESCRIPTION

Property Address: 307 Center Street, La Conner, WA 98257
Tax Parcel Number(s): P74147/4124-010-005-0007

Property Description:

Lots 4 and 5, Block 10, CALHOUN'S ADDITION TO THE TOWN OF LA CONNER, as per plat recorded in Volume 1 of Plats, page 14, Records of Skagit County, Washington.

Situate in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 26-25630-KH

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EXHIBIT B

26-25630-KH

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Calhoun Addition to the Town of La Conner recorded on April 11, 1889 as Auditor's File No. Volume 1 of Plats, page 14.

12. Reservations, easements, provisions and/or exceptions contained in instrument executed by Lloyd F. Trafton, et al, recorded July 17, 1985 as Auditor's File No. 8507170052.

The Grantors herein reserve unto themselves, their heirs, successors and assigns, for the exclusive benefit of Lot 8, Block 10 of said Calhoun's Addition, an exclusive easement for water services and the maintenance thereof over, under and across the East 4 feet of Lot 5.

13. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on November 13, 1986 under Auditor's File No. 8611130072.

14. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on May 20, 2019 as Auditor's File No. 201905200045.

15. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named SURVEY recorded on October 31, 2023 as Auditor's File No. 202310310026.