

**When recorded return to:**  
Dayna M. Jaeger  
9465 Chuckanut Drive  
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2256

Jun 23 2020

Amount Paid \$7205.00

Skagit County Treasurer  
By Marissa Guerrero Deputy

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

4100 194th St. SW, #230  
Lynnwood, WA 98036

**INSURED BY  
CHICAGO TITLE  
500102848**

Escrow No.: 500102848

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Joshua Top and Rebecca Top, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dayna M. Jaeger, an unmarried woman

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

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

Abbreviated Legal: (Required if full legal not inserted above.)

Lot(s): Ptn. 13, L.W.L. Co's Samish River Acreage

Tax Parcel Number(s): P68640 / 3989-001-013-0119

Subject to:

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

STATUTORY WARRANTY DEED  
(continued)

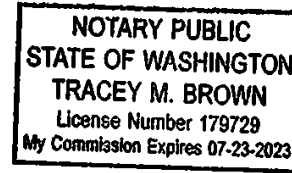
Dated: June 16, 2020

[Signature]  
Joshua Top  
[Signature]  
Rebecca Top

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Joshua Top and Rebecca Top are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 06/19/2020  
[Signature]  
Name: Tracey M Brown  
Notary Public in and for the State of Washington  
Residing at: Clemand Island  
My appointment expires: 07/23/2023



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P68640 / 3989-001-013-0119**

Portions of Tract 13, L.W.L. Co's Samish River Acreage, Plat No. 1, according to the plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

1. Beginning at the Southeast corner of said Tract 13; thence North along the East line 300 feet; thence Southwesterly in a straight line, which if extended would intersect the South line of said tract at a point 300 feet West of its Southeast corner, to the Easterly line of the State Highway; thence Southeasterly along said highway to the South line of said Tract 13; thence East to the point of beginning; EXCEPT roads;
2. Beginning at a point on the East line of said Tract 13 at a point 300 feet North of its Southeast corner; thence Southwesterly in a straight line, which if extended would intersect the South line of said Tract at a point 300 feet West of its Southeast corner, to the Easterly line of the State Highway; thence Northwesterly along the said highway to a point that is 30 feet Northwesterly, measured at right angles from the first described line; thence Northeasterly parallel with the first described line to the East line of said Tract 13; thence South to the point of beginning, EXCEPT roads.

EXCEPT that portion of Tract 13 of "L.W.L. Co.'s Samish River Acreage Plat No. 1", according to the plat recorded in Volume 3 of Plats, page 69, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 13, which point bears North 3°22'50" West a distance of 33.11 feet from the Southeast corner of the Northwest 1/4 of Section 24, Township 35 North, Range 3 East, W.M.; thence North 3°22'50" West along the East line of said Tract 13, a distance of 183.50 feet; thence South 43°54'39" West a distance of 222.37 feet to a point on the Northeasterly right of way line of that triangular parcel of land deeded by Curtis H. Smith, a bachelor, to Skagit County, as a Right of Way Deed for that county road then designated as the Pulver Road, by that instrument dated September 28, 1927 and recorded September 28, 1927 in Volume 144 of Deeds, page 401, under Auditor's File No. 207489; thence South 68°53'06" East along said Northeasterly right of way line of that triangular parcel of land deeded by Curtis H. Smith to Skagit County by that instrument recorded under Auditor's file No. 207489, a distance of 57.30 feet to a point on the South line of said Tract 13; thence South 88°47'45" East along the South line of said Tract 13, a distance of 111.63 feet to the point of beginning.

AND EXCEPT that portion of Tract 13 of "L.W.L. Co.'s Samish River Acreage Plat No. 1", according to the plat recorded in Volume 3 of Plats at page 69, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of said Tract 13, which point bears North 3°22'50" West, a distance of 33.11 feet from the Southeast corner of the Northwest 1/4 of Section 24, Township 35 North, Range 3, East, W.M.; thence North 3°22'50" West along the East line of said Tract 13, a distance of 340.83 feet to the Northeast corner of that certain parcel of land deeded to William F. Learned by deed recorded under Auditor's File No. 375160, records of Skagit County, Washington; thence South 43°54'39" West along the Northwesterly line of said Learned Tract a distance of 191.45 feet to the TRUE POINT OF BEGINNING; thence continue South 43°54'39" West a distance of 156.37 feet to the Northeasterly boundary of Chuckanut Drive; thence South 44°06'45" East along said Chuckanut Drive a distance of 1.38 feet; thence North 45°57'18" East a distance of 156.03 feet; thence

**EXHIBIT "A"**  
Legal Description  
(continued)

North 41°51'03" West a distance of 6.96 feet to the TRUE POINT OF BEGINNING.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on L.W.L. Co's Samish River Acreage Plat, No. 1:

Recording No: 65012

2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.