

POOR ORIGINAL

When recorded return to:

Philip Busenbark
59534 Rockport Cascade Road
Rockport, WA 98283

STATUTORY WARRANTY DEED

GNW 20-5877

THE GRANTOR(S) Russell T. Aardema and Brenda L. Aardema, a married couple, PO Box 272, Marblemount, WA 98267,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Philip Busenbark, a married man as his separate estate

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:

Section 13, Township 35 North, Range 10 East - SE SW (aka Parcel 4 Survey AF# 791547)

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): P45269

Dated: 07-16-2020

Russell T. Aardema
Russell T. Aardema

Brenda L. Aardema
Brenda L. Aardema

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-2694

Jul 17 2020

Amount Paid \$4005.00

Skagit County Treasurer

By Heather Beauvais Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5877-KH

Page 1 of 4

STATE OF WASHINGTON ^{Utah}
COUNTY OF SKAGH ^{Weber}

I certify that I know or have satisfactory evidence that Russell T. Aardema and Brenda L. Aardema is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

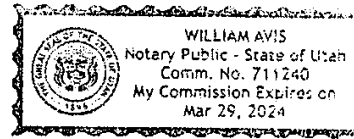
Dated: 16th day of July, 2020

Signature

Title

William Avis - Notary Public

My appointment expires: 3-29-2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 59534 Rockport Cascade Road, Rockport, WA 98283
Tax Parcel Number(s): P45269

Property Description:

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the South 1/4 corner of said Section 13;
thence North 0 degrees 35'43" East 519.20 feet along the center section line to the point of beginning;
thence North 68 degrees 05'11" West 877.51 feet to the Southeasterly margin of the County road;
thence along the Southeasterly margin North 21 degrees 54'49" East 280.00 feet;
thence South 68 degrees 05'11" East 768.24 feet to said center section line;
thence along said center section line South 0 degrees 35'43" West 300.57 feet to the point of beginning,
commonly known as Parcel 4 of the Record of Survey recorded in Volume 1 of Surveys, pages 16 and 17, under Auditor's File No. 791547.

EXHIBIT B

20-5877-KH

1. DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR MARBLEGATE PROPERTY OWNER'S ASSOCIATION.

Recorded: October 1, 1973

Auditor's No.: 791546

Executed By: Simpson Properties, Inc.

Said covenants were amended by documents recorded under Auditor's File Nos. 843580 and 9810130001.

2. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Other owners in Marblegate

Auditor's No.: 791546

Purpose: Road for power lines and other utilities and services

Area Affected: As located

3. EASEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF:

Grantee: Puget Sound Power & Light Company

Dated: April 17, 1974

Recorded: April 30, 1974

Auditor's No.: 800022

Purpose: Construct, maintain, etc., an electric line right-of-way

Area Affected: As located

4. 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 Marblegate recorded October 1, 1973 as Auditor's File No. 791547.

5. TITLE NOTIFICATION THAT THE SUBJECT PROPERTY IS ADJACENT TO PROPERTY DESIGNATED NATURAL RESOURCE LANDS BY Skagit COUNTY.

Recorded: October 4, 1999

Auditor's No.: 199910040043

Reference is hereby made to the record for the full particulars of said notification. However, said notification may have changed or may in the future change without recorded notice.

6. Any tax, fee, assessments or charges as may be levied by Marblegate Property Owners Association.

Statutory Warranty Deed
LPB 10-05

Order No.: 20-5877-KH

Page 4 of 4