

AFTER RECORDING MAIL TO:

Karen E. and Jeffrey C. Beman
4520 Clipper Drive
Anacortes, WA 98221

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-179958-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3956
Sep 30 2020
Amount Paid \$20465.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTORS DANIEL E. WHEELER and CAROL L. WHEELER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KAREN E. BEMAN and JEFFREY C. BEMAN, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 36, San Juan Passage PUD TGW Ptn Tr. B.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4974-000-036-0000, P128099

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any.

Dated September 28, 2020

[Signature]
Daniel E. Wheeler

[Signature]
Carol L. Wheeler

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Daniel E. Wheeler and Carol L. Wheeler is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 28, 2020

[Signature]
Brianna Maldonado
Notary Public in and for the State of Washington
Residing at Mount Vernon WA 98273
My appointment expires: 08/30/2021



EXHIBIT A

Lot 36, "PLAT OF SAN JUAN PASSAGE PUD," as per plat recorded on November 26, 2008, under Auditor's File No. 200811260099, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract B of said Plat, described as follows:

Beginning at the Southwest corner of Lot 36 as shown on said plat;
thence South $31^{\circ}13'22''$ East along the extension of the West line of Lot 36, a distance of 8.71 feet to the intersection with the Northerly margin of Clipper Drive as shown on said plat;
thence North $58^{\circ}50'30''$ East along said Northerly margin a distance of 39.39 feet to the intersection with a non-tangent curve to the left whose radius point bears South $51^{\circ}54'42''$ East 10.00 feet;
thence Northwesterly along said curve through a central angle of $83^{\circ}13'47''$, an arc distance of 14.53 feet;
thence South $58^{\circ}41'14''$ West, a distance of 29.44 feet to the point of beginning.

Situate in the City of Anacortes, County of Skagit, and State of Washington.