11/24/2020 02:29 PM Pages: 1 of 3 Fees: \$105.50

Skagit County Auditor, WA

AFTER RECORDING MAIL TO:

Amy Han 4129 Point Williams Pl Bow, WA 98232

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
Affidavit No. 2020-5040
Nov 24 2020
Amount Paid \$74555.00
Skagit County Treasurer
By Heather Beauvais Deputy

Filed for Record at Request of:

First American Title Insurance Company

Space above this line for Recorders use only

GNW 20-8354

## STATUTORY WARRANTY DEED

File No: 4201-3611546 (MMS)

Date: November 10, 2020

Grantor(s): Williams Point LLC

Grantee(s): Amy Han and Brian Berry

Abbreviated Legal: Ptn Gov. Lt 1, 21-36-2E, Ptn Gov. Lts 1 & 2, 28-36-2E, Ptn Gov. Lts 5

& 6, 27-36-2E, (aka Lt 5D, SP 30-84)

Additional Legal on page:

Assessor's Tax Parcel No(s): P112345/360228-0-001-1300 and P47293/360228-0-001-

1001

THE GRANTOR(S) Williams Point LLC, a Washington limited liability company for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Amy Han, an unmarried person and Brian Berry, an unmarried person, the following described real estate, situated in the County of Skagit, State of Washington.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

Tract 5-D, Short Plat 30-84, approved February 14, 1985, recorded February 15, 1985, under Auditor's File No. 8502150018, in Volume 7 of Short Plats, page 5, records of Skagit County, Washington, being a portion of Government Lot 1, Section 21, Township 36 North, Range 2 East, W.M., and a portion of Government Lots 1 and 2, Section 28, Township 36 North, Range 2 East, W.M., and a portion of Government Lots 5 and 6, Section 27, Township 36 North, Range 2 East, W.M.;

TOGETHER WITH second class tidelands abutting thereon,

ALSO TOGETHER WITH a 60 foot wide easement described as follows:

A 60-foot wide strip of land for ingress, egress, roadway, and utilities over, under and across portions of Government Lot 5, Section 27, Township 36 North, Range 2 East,

Page 1 of 3

LPB 10-05

APN: P112345/360228-0-001-

Statutory Warranty Deed - continued

File No.: 4201-3611546 (MMS)

W.M., and Government Lots 1 and 2, Section 28, Township 36 North, Range 2 East, W.M., lying 30 feet on each side of the following described centerline:

Commencing at a 3/4-inch pipe at the quarter corner between said Sections 27 and 28; thence North 0° 30' 00" West along the section line common to said Section 27 and 28 a distance of 294.03 feet; thence South 89° 34' 30" East a distance of 20.00 feet to the true point of beginning of said centerline; thence North 89° 34' 30" West a distance of 513.98 feet; thence North a distance of 1,056.82 feet to the terminus of said easement.

EXCEPT from said easement, a tract of land described as follows:

Beginning at the Northwest corner of a tract conveyed November 3, 1890, to Edwin Baldwin, by deed recorded in Volume 16 of Deeds, page 247, said point being 764.50 feet West and 462.00 feet North of the Southeast corner of said Lot 2; thence North 165.00 feet; thence East 264.00 feet; thence South 165.00 feet; thence West 264.00 feet to the point of beginning.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress, roadway and utilities over, under and across a portion of Government Lot 2, Section 28, Township 36 North, Range 2 East, W.M., being more particularly described as follows;

Commencing at the Northwest corner of a tract of land conveyed November 14, 1890 to Edwin Baldwin by deed recorded in Volume 16 of Deeds, page 247, said point being 764.5 feet West and 462 feet North of the Southeast corner of said Government Lot 2; thence South 89° 34' 30" East along the North line of said Baldwin tract, a distance of 234.53 feet to a point which is 60 feet West of the West line of said Tract 2 as shown on survey map filed in Book 3 of Surveys, at page 82, under Auditor's File No. 8011100073, records of Skagit County, Washington, said point being the true point of beginning; thence continue South 89° 34' 30" East a distance of 29.47 feet; thence North 0° 25' 30" East a distance of 165.0 feet; thence North 89° 34' 30" West a distance of 30.69 feet to a point which bears North from the true point of beginning; thence South parallel to the West line of said Tract 2 to the true point of beginning.

ALSO TOGETHER WITH an easement for ingress, egress, roadway, and utilities over. under and across a tract of land being 60 feet in width and terminating in a cul-de-sac having a radius of 45 feet within a portion of Government Lot 1, Section 28, Township 36 North, Range 2 East, W.M., being also a portion of Tracts 4 and 5 as shown on Survey Map filed

in Book 3 of Surveys, at page 82 under Auditor's File No. 8011100073, records of Skagit County, Washington; the center line of said 60 foot tract being more particularly described as follows:

Commencing at the Southeast corner of said Tract 4; thence North 103.00 feet to the true point of beginning; thence continue North along the East line of said Tract 4 a distance of 649.00 feet to the center of a cul-de-sac having a radius of 45 feet, being the terminus of the center line of said 60 foot tract.

APN: P112345/360228-0-001-

Statutory Warranty Deed - continued

File No.: 4201-3611546 (MMS)

ALSO TOGETHER with an easement for ingress, egress, roadway and utilities, as disclosed in Declaration of Easement recorded July 8, 2003, under Auditor's File No. 200307080020, records of Skagit County, Washington.

Subject To: 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.

Williams Point LLC, a Washington limited liability company

Name: Nicole Kimzey
Title: Special Manager

STATE OF

Washington

Clallam

COUNTY OF

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I certify that I know or have satisfactory evidence that **Nicole Kimzey**, Is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Special Manager** of **Williams Point LLC** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

Maylan

Shony Dollall

Notary Public in and for the State of Washington Residing at: Declarates

Residing at: Part anyoles
My appointment expires: 9 19 24

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Page 3 of 3

LPB 10-05