

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,**

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1300

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.**

