

When recorded return to:

Caryn Jarvis and Tristan DeYoung
18264 Barleen Road
Bellingham, WA 98229

201190-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Robert Jarvis and Pamela Jarvis, Trustees of the Robert E. Jarvis and Pamela C. Jarvis Trust dated October 25, 2011**

for and in consideration of FIVE HUNDRED FORTY THOUSAND AND 00/100 Dollars
(\$540,000.00)

in hand paid, conveys, and warrants to **Caryn Jarvis and Tristan DeYoung, both unmarried persons**
the following described real estate, situated in the County Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

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

NE SW and SE SW Sec 7, T 36N, R 4 E W.M.

Tax Parcel Number(s): 360407-3-001-0000/P49070

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3378

Jul 23 2021

Amount Paid \$8717.00

Skagit County Treasurer

By Heather Beauvais Deputy

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 201190-LT.

(attached to Statutory Warranty Deed)

Dated: July 20, 2021

Robert E. Jarvis
Robert Jarvis

Pamela Jarvis
Pamela Jarvis

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Robert Jarvis and Pamela Jarvis signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Trustees of the Robert E. Jarvis and Pamela C. Jarvis Trust dated October 25, 2011, to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 22 day of July, 2021

Linda Dietrick
Signature

Notary Public
Title

My appointment expires: ⁰³ 11/27/2021



Title Order No.: 201190-LT

ALTA COMMITMENT**EXHIBIT A****Parcel A:**

The South 150 feet of that portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M., lying Southerly of the old County road from Lake Samish to Alger, as it was constructed on March 3, 1928,

EXCEPT that portion thereof conveyed to Skagit County for the new Alger-Lake Samish Road, by deed dated and recorded December 10, 1963, under Auditor's File No. 644120, records of Skagit County, Washington, and by correction deed dated December 24, 1963, and recorded January 9, 1964, under Auditor's File No. 645185, records of Skagit County, Washington,

AND EXCEPT that portion of the South 150 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M., lying Southerly of the Lake Samish-Alger Road No. 277 as it existed on December 10, 1963, being more particularly described as follows:

Beginning at the Northwest corner of said South 150 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence South $0^{\circ}16'58''$ East along the West line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, a distance of 44.34 feet;
thence North $67^{\circ}46'49''$ East a distance of 107.89 feet to a point on the North line of said South 150 feet of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North $87^{\circ}58'23''$ West along said North line of the South 150 feet a distance of 100.16 feet to the point of beginning.

TOGETHER WITH that portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M., lying Southerly of the Lake Samish-Alger Road No. 277 as it existed on December 10, 1963, being more particularly described as follows:

Beginning at the Northwest corner of the South 150 feet of the said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7;
thence South $87^{\circ}58'23''$ East along the North line of said South 150 feet, a distance of 100.16 feet to the true point of beginning;
thence South $87^{\circ}58'23''$ East along said North line of the South 150 feet, a distance of 116.63 feet to the Southwesterly right of way margin of the Old Alger-Lake Samish Road No. 277 as it existed on December 10, 1963, being a point on a non-tangent curve having a radius point bearing South $53^{\circ}11'28''$ West a distance of 686.20 feet;
thence Northwesterly along said right of way margin an arc distance of 50.01 feet through a central angle of $410^{\circ}33''$;
thence South $67^{\circ}46'49''$ West a distance of 91.99 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

(Continued...)

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

ALTA Commitment for Title Insurance

Title Order No.: 201190-LT

Parcel B:

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 36 North, Range 4 East, W.M., lying Northerly of the new Alger-Lake Samish Road, as said road was conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 644119, records of Skagit County, Washington, and as said road is further identified in instrument recorded April 9, 1969, under Auditor's File No. 725183, records of Skagit County, Washington, and lying Westerly of the old Alger-Lake Samish Road as said road existed on December 10, 1963,

EXCEPT that portion thereof, if any, lying Easterly of Friday Creek.

Situate in the County of Skagit, State of Washington.

END OF EXHIBIT A

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I – Requirements; and Schedule B, Part II – Exceptions.

ALTA Commitment for Title Insurance