

When recorded return to:

Larry D. Wennig
72 Rayonier Avenue
Hoquiam, WA 98550

GNW 21-13318

STATUTORY WARRANTY DEED

THE GRANTOR(S) Liam Coughlan, a married man as his separate estate, 1132 Douglas Terrace, Port Coquitlam, BC V3C5X2, Canada,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Larry D. Wennig, a single man

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:
Ptn. Lot 2, Block A, Garden Addn. to Baker

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): P70594

Dated: Dec. 13/21

[Signature]
Liam Coughlan

STATE OF
COUNTY OF

This record was acknowledged before me on 13 day of December, 2021 by Liam Coughlan.

[Signature]
Signature

Title 1132

My appointment expires: NA



Order No. 21111871
TADEUSZ GAGRACZ
Notary Public
#125 - 1465 Salisbury Avenue
Port Coquitlam, BC V3B 6J3
Ph: 604-554-0978

Statutory Warranty Deed
LPB 10-05

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-5801
Dec 20 2021
Amount Paid \$325.00
Skagit County Treasurer
By Lena Thompson Deputy

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 7579 South Dillard Avenue, Concrete, WA 98237
Tax Parcel Number(s): P70594

Property Description:

The South 60 feet of the North 120 feet of the West 100 feet of Lot 2, Block A, in "GARDEN ADDITION TO BAKER", as per plat recorded in Volume 3 of Plats, Page 73, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT B

21-13318-TJ

1. 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:

Name:

Garden Addition to Baker

Recorded:

September 21, 1908

Auditor's No.:

69503 (Vol 3 of Plats, Page 73)

2. 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:

Name: Survey

Recorded: June 8, 2021

Auditor's No.: 202106080101