

When recorded return to:

Peter Rossen and Ruth Bell
5507 South Budd Court
Seattle, WA 98118

Land Title and Escrow
205622-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Harold R. Rooks, Jr. and Susan G. Rooks, husband and wife** for and in consideration of ONE MILLION THREE HUNDRED THOUSAND AND 00/100 Dollars **(\$1,300,000.00)** in hand paid, conveys, and warrants to **Peter Rossen who also appears of record as Pete Rossen and Ruth Bell, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

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

ptn Gov. Lots 1 & 2, 31-36-2 & ptn Lots 31 & 32, Orchard Beach Tracts

Tax Parcel Number(s): 360231-0-003-0006/P47315 & 3964-000-032-0000/P67749 & 360231-0-017-0000/P47329

For Full Legal See Attached "Exhibit A"

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

Dated: June 2, 2022

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20222369

Jun 07 2022

Amount Paid \$22245.00

Skagit County Treasurer

By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Harold R. Rooks, Jr.
Harold R. Rooks, Jr.

Susan G. Rooks
Susan G. Rooks

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6 day of June, 2022 by Harold R. Rooks, Jr. and Susan G. Rooks.

Brianna Maldonado
Signature

LPO / Notary Public
Title

My appointment expires: Aug 30, 2025

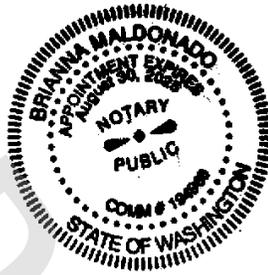


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel Number: 360231-0-003-0006/P47315 & 3964-000-032-0000/P67749 & 360231-0-017-0000/P47329

PARCEL "A":

That portion of Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of said Government Lot 2, 214.68 feet North of the Southwest corner thereof;
thence North $1^{\circ}25'30''$ East along the West line of said Government Lot 2, 126.9 feet, more or less, to the South line of that tract of land conveyed to Stephen Dunthome, et ux, by deed recorded under Auditor's File No. 466622, records of Skagit County, Washington;
thence East along the South line of said Dunthome Tract and parallel to the South line of said Government Lot 2, 197.83 feet;
thence South $88^{\circ}49'18''$ East a distance of 7.14 feet to the West line of a tract conveyed to Melvin D. Pleas and Patricia M. Pleas by Harold R. Rooks and Harriet F. Rooks (Parcel 5) by document recorded under Auditor's File No. 8504170014, records of Skagit County, Washington;
thence South $2^{\circ}48'$ East along the West line of said Pleas tract (Parcel 5) 164.35 feet to the Southwest corner of said tract, said point also being on the North line of that certain tract of land conveyed to Seaway Hollow Association by deed recorded under Auditor's File No. 581508, records of Skagit County, Washington;
thence along the common boundary line of said Seaway Hollow Association, the following courses and distances: West 196.07 feet; thence North $1^{\circ}25'30''$ East, 37.5 feet;
thence West 29.0 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

Parcel "A-1"

A non-exclusive easement for ingress and egress as described in documents recorded April 17, 1985 and September 17, 1985 under Auditor's File Nos. 8504170014 and 8509170011, records of Skagit County, Washington.

Parcel "B":

A tract of land in Government Lot 2, Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the high water line of Padilla Bay 480.91 feet North and 433.29 feet West of the Southeast corner of said Lot 2, (the East line of said Lot 2 bears North $0^{\circ}36'$ East);
thence South $20^{\circ}52'$ West 75.0 feet;
thence North $69^{\circ}08'$ West 30.0 feet;
thence North $20^{\circ}52'$ East 75.0 feet to the high water line of Padilla Bay;
thence South $69^{\circ}08'$ East 30.0 feet to the point of beginning.

TOGETHER WITH second class tidelands adjoining.

Situate in the County of Skagit, State of Washington.

Parcel "C":

A portion of Lots 31 and 32, "PLAT OF ORCHARD BEACH TRACTS," as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington; being a portion of Government Lot 1 of Section 31, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at the Southeast corner of said Lot 1;
thence North $1^{\circ}25'30''$ East along the East line of said lot a distance of 162.18 feet, more or less, to the North line of that certain tract of land conveyed to Tom Wendel and Charlotte Wendel, his wife, by instrument recorded December 11, 1958, under Auditor's File No. 574003 and the true point of beginning of this description;
thence from said true point of beginning continue North $1^{\circ}25'30''$ East along the East line of said Lot 179.4 feet to the Southeasterly corner of that certain tract conveyed to Ralph Stockton and Myrtle Stockton, his wife, by deed recorded September 15, 1961, under Auditor's File No. 612263;
thence Northwesterly along the Southerly line of said Stockton tract, a distance of 132.0 feet to the Southwesterly corner thereof;
thence North $69^{\circ}08'$ West along the Southwesterly line of the tract conveyed to Ralph Stockton and Myrtle Stockton, his wife, by deed recorded December 19, 1954, under Auditor's File No. 510598, a distance of 350.0 feet to the Southeasterly line of that certain tract conveyed to Walter A. Vonnegut by deed dated October 24, 1946 and recorded November 4, 1946, under Auditor's File No. 397655; thence South $59^{\circ}31'40''$ West to the Northeast corner of Lot 30, "PLAT OF ORCHARD BEACH TRACTS," as per plat recorded in Volume 4 of Plats, page 45, records of Skagit County, Washington;
thence South along the East line of said Lot 30, a distance of 444.71 feet to the South line of said Lot 1 of Section 31, Township 36 North, Range 2 East, W.M.;
thence East along the South line of said Lot 1, a distance of 571.8 feet to the Southwest corner of said tract conveyed to Tom Wendel by instrument recorded under Auditor's File No. 574003;
thence North along the West line of said Wendel tract, a distance of 162 feet, more or less, to the Northwest corner thereof;
thence East along the North line of said Wendel tract a distance of 100.0 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.