

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224112

Oct 07 2022

Amount Paid \$15125.00
Skagit County Treasurer
By Angie Aiumu Deputy

When recorded return to:

Andrew Conner and Carolyn Conner
10695 Samish Island Road
Bow, WA 98232

GNW 22-16740

STATUTORY WARRANTY DEED

THE GRANTOR(S) Rodney L. Ploeg, as his separate property, 12533 Persons Rd, Bow WA 98232,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Andrew Conner and Carolyn Conner, a married couple

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. Gove. Lot 3, Section 35, Township 36 North, Range 2 East

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): P47392

Dated: 10-6-22

[Signature]
Rodney L. Ploeg

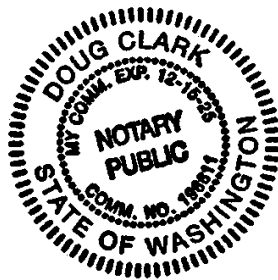
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 6th day of September, 2022 by Rodney L. Ploeg.

[Signature]
Signature

Notary Public
Title

My commission expires: 12-15-25



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 10695 Samish Island Road, Bow, WA 98232
Tax Parcel Number(s): P47392

Property Description:

That part of Government Lot 3, Section 35, Township 36 North, Range 2 East, W.M., described as follows:

Beginning at a point on the North line of said Government Lot 3, 42 rods and 6 feet (699 feet) East of the Northwest corner thereof; thence South $0^{\circ}13'35''$ West 440.0 feet to the true point of beginning of this description; thence South $89^{\circ}44'30''$ East parallel to the North line of said Government Lot 3 120.00 feet; thence South $0^{\circ}13'55''$ West to the meander line of mean high tide; thence Westerly along said line of mean high tide to a point South $0^{\circ}13'55''$ West of the point of beginning; thence North $0^{\circ}13'55''$ East to the true point of beginning, less County road as now established.

Statutory Warranty Deed
LPB 10-05

Order No.: 22-16740-KH

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EXHIBIT B

22-16740-KH

1. Reservations contained in deed from the State of Washington recorded under Auditor's File No. 91871, reserving to the grantor all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry. (Affects tidelands)
2. Right of the general public to the unrestricted use of all the waters of a navigable body of water, not only for the primary purposes of navigation, but also for corollary purposes, including (but not limited to) fishing, boating, bathing, swimming, water skiing and other related recreational purposes, as those waters may affect the tidelands, shorelands, or adjoining uplands and whether the level of the water has been raised naturally or artificially to a maintained or fluctuating level, all as further defined by the decisional law of this state. (Affects all of the premises subject to such submergence.)
3. Right of the State of Washington in and to that portion, if any, of the property herein described which lies below the line ordinary high water of Padilla Bay.
4. Any adverse claim by reason of the question of location, boundary, or area of said land, which may be dependent upon the location of the line of ordinary high tide of Padilla Bay.
5. 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 named Survey recorded November 22, 1993 as Auditor's File No. 9311220123.