

202212160092

12/16/2022 09:20 AM Pages: 1 of 5 Fees: \$207.50
Skagit County Auditor, WA

When recorded return to:

Steven Kuntz and Mark Buckley
1427 South 11th Street
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224917

Dec 16 2022

Amount Paid \$14235.00
Skagit County Treasurer
By Josie Bear Deputy

GNW 22-15836

STATUTORY WARRANTY DEED

THE GRANTOR(S) James Hansen and Nancy Hansen, husband and wife, 13501 McLean Road, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Steven Kuntz and Mark Buckley, 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. NE NW, 29-34-4E

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): P28466 and P28595

Dated: 12/12/22


James Hansen


Nancy Hansen

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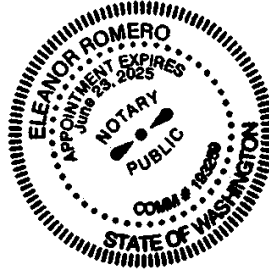
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 13th day of December, 2022 by James Hansen and Nancy Hansen.

Eleanor Romero
Signature

Notary
Title

My commission expires: 6/23/2025



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 1427 South 11th Street, Mount Vernon, WA 98274
Tax Parcel Number(s): P28466 and P28595

Property Description:

PARCEL A:

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of that certain tract conveyed to Ed L. Turner by deed dated March 25, 1946, and recorded March 27, 1946, under Auditor's File No. 390001, records of Skagit County, Washington, which point is on the West line of 11th Street 415.95 feet North of the South line of said Northeast 1/4 of the Northwest 1/4; thence West on the North line of said Turner tract 164.2 feet; thence North 36°17' East 145.93 feet; thence on a curve to the right with a radius of 59.17 feet a distance of 55.53 feet; thence North 89°56' East 30.18 feet to the West line of 11th Street; thence South on the West line of 11th Street 142 feet, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL B:

A non-exclusive easement for driveway 8 feet wide, the centerline of which begins on the West line of 11th Street at a point 557.95 feet North of the South line of the Northeast 1/4 of the Northwest 1/4; thence North 89°56' West 30.18 feet; thence on a curve to the left having a radius of 59.17 feet for a distance of 55.53 feet; thence South 36°17' West 145.93 feet; thence South 30°07.5' West 49.3 feet; thence South 73°45.5' East 66 feet; thence South 29°11' East 94.1 feet; thence South 89°56' East 79.25 feet to a point on the West line of 11th Street 273.95 feet North of the South line of the Northeast 1/4 of the Northwest 1/4; EXCEPT all that portion thereof lying within the above described Parcel A above.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said Southwest Quarter of the Northeast Quarter of the Northwest Quarter of Section 29, 400 feet North of the Southwest corner of said subdivision, said point being the Southwest corner of that certain tract conveyed to Maynard L. Johnson and Selma G. Johnson, his wife, by instrument dated June 21, 1954 and recorded under Auditor's File No. 503661; thence East along the South line of said Johnson tract, 246 feet, more or less, to the Southeast corner of said tract, said point being the true point of beginning; thence North along the East line of said Johnson tract to a point 490 feet North of the South line of said Southwest Quarter of the Northeast Quarter of the Northwest Quarter, said point being the Southwest corner of that certain tract conveyed to Alfred S. Polson and Martha E. Polson, husband and wife, by instrument dated April 12, 1956 and recorded under Auditor's File No. 534486; thence East along the South line of said Polson tract to the Westerly line of that certain

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tract conveyed to Richard M. Hoag and Hollace E. Hoag, husband and wife, by instrument dated April 22, 1952 and recorded under Auditor's File No. 488130; thence South 36°17' West along the Northwesterly line of said Hoag tract to the Southwest corner thereof; said point being the Northwest corner of that certain tract conveyed to Malcolm D. Glover and E. Ann Glover, husband and wife, by instrument dated January 7, 1955 and recorded under Auditor's File No. 511603; thence following the Westerly line of said Glover Tract South 30°07'-1/2' West, 49.3 feet; thence Northwesterly to the true point of beginning.

TOGETHER WITH the non-exclusive right to use as a means of ingress and egress to the above described property, a driveway 8 feet wide, the centerline of which begins on the West line of 11th Street at a point 557.95 feet North of the South line of the Northeast Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East, W.M. and runs thence a distance of 30.18 feet North, 89°56' West; thence on a curve to the left with a radius of 59.17 feet, a distance of 55.53 feet; thence South 36°17' West for a distance of 145.93 feet; thence South 30°07'-1/2' West for a distance of 49.3 feet; thence South 73°45'-1/2' East for a distance of 66 feet; thence South 29°11' East for a distance of 94.1 feet; thence South 89°56' East for a distance of 79.25 feet to the place where the same intersects the West line of 11th Street in Mount Vernon, Skagit County, Washington, the same being 273.95 feet North of the South line of the Northeast Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East W.M., and the terminus of said line.

Situate in Skagit County, Washington.

EXHIBIT B

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10. Easement, affecting a portion of subject property for the purpose of driveway including terms and provisions thereof granted to Ed L. Turner, Jr. and Martha Turner, husband and wife recorded November 30, 1946 as Auditor's File No. 398483
11. Easement, affecting a portion of subject property for the purpose of driveway including terms and provisions thereof granted to Gail Howard and Helen Marie Howard, husband and wife recorded June 3, 1946 as Auditor's File No. 393571
12. Easement, affecting a portion of subject property for the purpose of laying, maintaining, operating, relaying and removing at any time a sewer pipe or line including terms and provisions thereof granted to the City of Mount Vernon recorded October 23, 1963 as Auditor's File No. 642282
13. Easement, affecting a portion of subject property for the purpose of constructing, improving, repairing and maintaining a sewer including terms and provisions thereof granted to Richard Hoag and Hollace E. Hoag, husband and wife recorded April 13, 1956 as Auditor's File No. 534487
14. Easement, affecting a portion of subject property for the purpose of ingress and egress including terms and provisions thereof granted to Maynard L. Johnson and Selma G. Johnson, husband and wife recorded July 7, 1954 as Auditor's File No. 503661
15. Easement, affecting a portion of subject property for the purpose of ingress and egress over existing and future roads including terms and provisions thereof granted to Peggy B. Smith recorded December 12, 1955 as Auditor's File No. 528434

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