

202311150040

11/15/2023 01:32 PM Pages: 1 of 4 Fees: \$206.50  
Skagit County Auditor, WA

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20238757

Nov 15 2023

Amount Paid \$11965.00  
Skagit County Treasurer  
By Lena Thompson Deputy

When recorded return to:

William McKinney Bond III and Donna Michelle Bond  
335 Maple Avenue  
La Conner, WA 98257

210387-LT

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### STATUTORY WARRANTY DEED

**THE GRANTOR(S)** Heidi Dean, unmarried person

for and in consideration of \$10.00 and other good and valuable consideration

in hand paid, conveys, and warrants to William McKinney Bond, III and Donna Michelle Bond, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

See "Exhibit A" attached hereto and made a part hereof.

Subject to: see attached Exhibit "B"

Abbreviated Legal: Lot D, BLA AF #202104200060 (Ptn Lot 4, Blk 25 and Tr III, Syndicate Add to La Conner)

Tax Parcel Number(s): 4128-024-001-0000/P114063

LPB 10-05

Dated: November 8, 2023

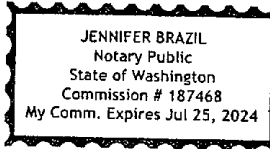
Heidi Dean

Heidi Dean

State of Washington  
County of Skagit

This record was acknowledged before me on 11-8-23 by Heidi Dean.

Jennifer Brazil  
Notary Public



My commission expires: 7-25-2024

EXHIBIT A

PARCEL "A":

Portions of Lot 4, Block 25, and Tract III, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the monument at the centerline of Maple Street and Laurel Street;  
thence South  $60^{\circ}04'00''$  East on the projection of said Laurel Street for a distance of 30.00 feet to the Southeasterly right-of-way margin of said Maple Street;  
thence North  $29^{\circ}56'00''$  East along said Southeasterly right-of-way margin of Maple Street for a distance of 75.04 feet to the Westerly most corner of Lot 2, Block 25, said "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington;  
thence continue North  $29^{\circ}56'00''$  East along said Southeasterly right-of-way margin for a distance of 280.00 feet;  
thence South  $60^{\circ}04'00''$  East for a distance of 100.00 feet;  
thence South  $29^{\circ}56'00''$  West for a distance of 90.00 feet to the true point of beginning;  
thence South  $60^{\circ}04'00''$  East for a distance of 100.00 feet to the Southeasterly line of said Tract III, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington;  
thence South  $29^{\circ}56'00''$  West along said Southeasterly line or Southeasterly line extended for a distance of 50.00 feet;  
thence North  $60^{\circ}04'00''$  West for a distance of 100.00 feet to a point bearing South  $29^{\circ}56'00''$  West from the true point of beginning;  
thence North  $29^{\circ}56'00''$  East for a distance of 50.00 feet to the true point of beginning.

(Also appearing of record as Lot D, Boundary Line Adjustment Survey recorded on April 20, 2021, under Skagit County Auditor's File No. 202104200060.)

Situate in the Town of La Conner, County of Skagit, State of Washington.

PARCEL "B":

THAT CERTAIN NON-EXCLUSIVE MUTUALLY BENEFICIAL EASEMENT FOR INGRESS, EGRESS AND UTILITIES REFERENCED AS "EASEMENT A" AND "EASEMENT B" IN THE CERTAIN JOINT USE EASEMENTS RECORDED UNDER SKAGIT COUNTY AUDITOR'S FILE NO. 202104200062 and as amended under document recorded on May 16, 2022, under Auditor's File No. 202205160018, records of Skagit County, Washington.

Situate in the Town of La Conner, County of Skagit, State of Washington.

END OF EXHIBIT A

Exhibit "B"

COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS, PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat: Map of Syndicate Addition to the Town of La Conner, Skagit Co., Washington  
Recorded: May 18, 1890  
Auditor's File No.: Volume 2 of Plats, page 109

Matters as disclosed by survey recorded April 25, 2007 under Auditor's File No. 200704250113, records of Skagit County, Washington.  
(Affects a portion of subject lands and other lands)

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Town of La Conner  
Purpose: In consideration of the mutual covenants and conditions herein, La Conner, as owner of Parcel H, does hereby grant a non-exclusive easement over, under and across a portion of Parcel H, the description and location of which is described in Paragraph 2(a) herein, for the purpose of ingress, egress and utilities, for the benefit of Benefitted Property 1.  
Area Affected: Easement A granted herein is "T" shaped, being 26' in width for 80', then at the "T" being 20' in width and 21' in length on each side of the "T", which is over a portion of Parcel H, as is more specifically described and depicted in the Town of La Conner Lot Line Adjustment No. LU21-14LL, recorded April 20, 2021, under Auditor's File No. 202104200060.  
Maintenance: The costs to maintain, repair, and improve Easement A shall be shared equally by the owners of Benefitted Property 1, subject to the provisions of Paragraph 3. Herein and of Paragraphs 4 and 5 hereinbelow.  
Recorded: April 20, 2021  
Auditor's File No.: 202104200062

Partial Extinguishment of Easement and the terms and conditions thereof as recorded August 5, 2021 under Auditor's File No. 202108050056.

Amended and Restated Joint Use Easements and the terms and conditions thereof as recorded May 16, 2022 under Auditor's File No. 202205160018.

Matters as disclosed by survey recorded April 20, 2021 under Auditor's File No. 202104200060, records of Skagit County, Washington.

EASEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF:

Grantee: Puget Sound Energy, Inc.  
Purpose: Electric transmission and/or distribution line  
Area Affected: Said Land  
Dated: August 2, 2021  
Recorded: August 3, 2021  
Auditor's File No.: 202108030055  
(Affects portion of subject premises and other lands)

Municipal assessments and impact fees, if any, levied by Town of La Conner.

Rights or claims of tenants in possession due to unrecorded leasehold interests and/or rental agreements, if any.