

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249654

Feb 22 2024

Amount Paid \$9740.00

Skagit County Treasurer

By Candi Newcombe Deputy

When recorded return to:

Jessica M. Donovan and Mark N. Donovan, Trustees
11080 Happy Valley Road
Anacortes, WA 98221

GNW 23-19205

STATUTORY WARRANTY DEED

THE GRANTOR(S) W. Pat Knight, as his separate estate, who acquired title as a single person, 33119 South Shore Drive, Mount Vernon, WA 98274,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Jessica M. Donovan and Mark N. Donovan, Trustees of The Donovan Living Trust dated December 15, 2023

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. Gov. Lot 1, 31-35-2E

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): P33250

Dated: 2/21/24

W. Pat Knight
W. Pat Knight

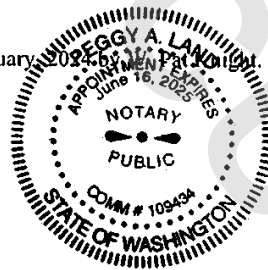
STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 21 day of February, 2024.

[Signature]
Signature

Notary
Title

My commission expires: June 16, 2025



Statutory Warranty Deed
LPB 10-05

**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 11080 Happy Valley Road, Anacortes, WA 98221
Tax Parcel Number(s): P33250

Property Description:

PARCEL A:

That portion of the following described tract lying Southerly of a line drawn parallel with and 660 feet North of the South line of Government Lot 1, Section 31, Township 35 North, Range 2 East of the Willamette Meridian:

A tract of land in Government Lot 1, Section 31, Township 35 North, Range 2 East of the Willamette Meridian, particularly described as follows:

Commencing at the Northwest corner of said Government Lot 1;
Thence South along the West line of said Government Lot 1 a distance of 40 rods;
Thence East a distance of 16 rods and the true point of beginning of this description;
Thence South to the South line of said Government Lot 1;
Thence East along the South line of said Government Lot 1 to a point 24 rods West of the East line of Government Lot 1;
Thence North a distance of 40 rods;
Thence West to the true point of beginning;

EXCEPT the following:

A strip of land 1 rod wide as described in Deed dated November 6, 1915, and recorded November 8, 1915, in Volume 99 of Deeds, page 164, records of Skagit County, Washington, more particularly described as follows:

A strip of land 1 rod in width lying North and East of the following described line:

Commencing at a point 39 rods, more or less, North and 24 rods West of the Southeast corner of Government Lot 1, Section 31, Township 35 North, Range 2 East of the Willamette Meridian;
Thence West a distance of 13 rods;
Thence North a distance of 40 rods;
Thence West to the West line of said Government Lot 1, Section 31, Township 35 North, Range 2 East of the Willamette Meridian;

ALSO EXCEPT the following:

Commencing at the Southeast corner of Government Lot 1;
Thence North $0^{\circ}03'30''$ East, along the East line of said Government Lot 1, a distance of 330 feet;
Thence South $89^{\circ}51'15''$ West, parallel with the South line of said Government Lot 1, a distance of 396 feet, to the true point of beginning;
Thence continue South $89^{\circ}51'15''$ West, parallel with the South line of said Government Lot 1, a distance of 132 feet;
Thence South $0^{\circ}03'30''$ East, a distance of 330 feet, to the South line of said Government Lot 1;
Thence North $89^{\circ}51'15''$ East along said South line a distance of 132 feet;
Thence North $0^{\circ}03'30''$ East, a distance of 330 feet, to the true point of beginning.

PARCEL B:

Statutory Warranty Deed
LPB 10-05

Order No.: 23-19205-KH

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A non-exclusive easement over the following described parcel:

A strip of land 1 rod wide as described in deed dated November 6, 1915, and recorded November 8, 1915, in Volume 99 of Deeds, page 364, records of Skagit County, Washington, more particularly described as follows:

A strip of land 1 rod in width lying North and East of the following described line:

Commence at a point 39 rods, more or less, North and 24 rods West of the Southeast corner of Lot 1, Section 31, Township 35 North, Range 2 East of the Willamette Meridian;

Thence West 13 rods;

Thence North 40 rods;

Thence West to the West line of said Lot 1, Section 31, Township 35 North, Range 2 East of the Willamette Meridian;

EXCEPTING THEREFROM county road right-of-way.

ALL situated in Skagit County, State of Washington

EXHIBIT B

23-19205-KH

9. 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 Record of Survey recorded on May 5, 2000 as Auditor's File No. 200005050026.

10. Lot certification, including the terms and conditions thereof, recorded on July 25, 2000 as Auditor's File No. 200007250045. Reference to the record being made for full particulars. The company makes no determination as to its affects.

11. Terms and conditions of Easement, recorded on September 24, 2002 as Auditor's File No. 200209240125. Said document contains provisions regarding the shared maintenance and costs related thereto.