

When recorded return to:

Michael Shane Beard and Nichole E. Beard  
3037 Robin Lane  
Oak Harbor, WA 98277

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 20240408

Apr 29 2024

Amount Paid \$9740.00

Skagit County Treasurer  
By Lena Thompson Deputy

GNW 24-20571

## STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald W. Wyman and Rayetta Wyman, husband and wife, 8626 Stevenson Road, Anacortes, WA 98221,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to Michael Shane Beard and Nichole E. Beard, husband and wife

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:  
Section 4, Township 34 North, Range 2 East - SW SE

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): P19821

Dated: 4.25.2024

Donald W. Wyman  
Donald W. Wyman

Rayetta Wyman  
Rayetta Wyman

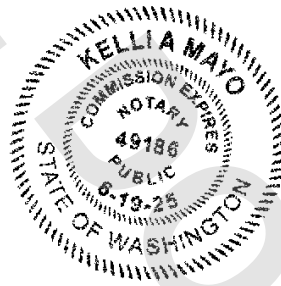
STATE OF WASHINGTON  
COUNTY OF SKAGIT

This record was acknowledged before me on 25 day of April, 2024 by Donald Wyman and Rayetta Wyman,  
Governors of Marine Team Storage, Donald W. Wyman and Rayetta Wyman.

[Signature]  
Signature

Notary  
Title

My commission expires: 6/19/25



**EXHIBIT A**  
**LEGAL DESCRIPTION**

Property Address: 8626 Stevenson Road, Anacortes, WA 98221  
Tax Parcel Number(s): P19821

**Property Description:**

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 4, Township 34 North, Range 2 East, W.M.,  
described as follows:

Beginning at a point 422 feet East of the Northwest corner of said Southwest 1/4 of the Southeast 1/4;  
thence South 277 feet;  
thence East 315 feet;  
thence North 277 feet;  
thence West to the Point of Beginning;  
EXCEPT any portion thereof lying East of a line 589.6 feet West of and parallel with the East line of said  
Southwest 1/4 of the Southeast 1/4, said Section;  
ALSO EXCEPT County Road rights of way.

Situate in Skagit County, Washington.

## EXHIBIT B

24-20571-KM

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 Survey recorded on September 13, 2000 as Auditor's File No. 200009130101.

12. Unrecorded leaseholds, if any, rights of vendors and chattel mortgagees of personal property, and rights of tenants to remove trade fixtures at the expiration of term.

Statutory Warranty Deed  
LPB 10-05

Order No.: 24-20571-KM

Page 4 of 4