

When recorded return to:

Katie Stryzewski
17213 Sawyer Street Southeast
Monroe, WA 98272

GNW 22-15455

STATUTORY WARRANTY DEED

THE GRANTOR(S) N. Westview Road, LLC, a Washington Limited Liability Company, 70 De Sabla Road, San Mateo, CA 94402,

for and in consideration of ten dollars and other valuable consideration as part of a 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to ^{Katherine}~~Katie~~ Stryzewski, an unmarried person

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:
Tract 16, West View Replat of Block 40, Montborne

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): P74756

Dated: 9/1/2022

N. Westview Road, LLC, a Washington Limited Liability Company

By: Laurie Suttmeier
Laurie Suttmeier, Member

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20223726

Sep 09 2022

Amount Paid \$17127.50

Skagit County Treasurer

By Lena Thompson Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 22-15455-TJ

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STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 1st day of September, 2022 by Laurie Suttmeier as
Member of N. Westview Road, LLC.

Theresa R Johnson
Signature

Notary
Title

My commission expires: 4-29-23

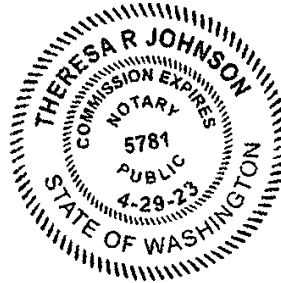


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 23952 North Westview Road, Mount Vernon, WA 98274
Tax Parcel Number(s): P74756

Property Description:

Tract 16, "WEST VIEW REPLAT OF BLOCK 40, MONTBORNE, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington

TOGETHER WITH that portion of the 100 foot wide railroad right-of-way commonly known as the Northern Pacific Railway (as originally conveyed to the Seattle Lake Shore and Eastern Railway) adjoining the Plat of West View, Replat of Block 40, Montborne, Skagit County, Washington," as per plat recorded in Volume 6 of Plats, page 5, records of Skagit County, Washington, that lies Westerly of the centerline of said right-of-way and between the Northeasterly extensions of both the Northwesterly and Southeasterly lines of Tract 16 of said plat, EXCEPT that portion, if any, lying within a county road right-of-way

EXHIBIT B

22-15455-TJ

1. Right granted to Day Lumber Company to overflow the shores of Big Lake under Order of the department of Public Lands, dated April 7, 1924, filed for record in Volume 133 of Deeds, Page 12, under Auditor's No. 173578, records of Skagit County, Washington, to which reference is hereby made to the record for full particulars.

2. 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 West View Replat of Block 40, Montborne recorded January 6, 1946 as Auditor's File No. 399691.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175 providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either a "Public Offering Statement" or "Resale Certificate".

3. 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.)

4. Reservations, provisions and/or exceptions contained in instrument executed by H.B. Nelson, etux, etal, recorded June 5, 1954 as Auditor's File No. 461713.

Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

5. Easement, affecting a portion of subject property for the purpose of Sanitary Sewers including terms and provisions thereof granted to Skagit County Sewer District No. 2 recorded January 20, 1979 as Auditor's File No. 895602

6. Agreement, affecting subject property, regarding Indemnification Agreement and the terms and provisions thereof between Skagit County Sewer District No. 2, a municipal corporation and Robert G. Jonkheer, recorded October 18, 1991 as Auditor's File No. 9110180022.

16. Terms and conditions of those certain variance permits, recorded {recording_date_misc_doc} as Auditor's File No. 9001260092, 9001260095 and 9409270077.