

AFTER RECORDING MAIL TO:
Evan Wagstaff and Kaleyonna Vonvolkli
PO Box 1292
Winthrop, WA 98862

Filed for Record at Request of: WFG National Title Company of Eastern WA

Escrow Number: 24-173269

Statutory Warranty Deed

Abbreviated Legal: TX 304 PTN SW NW SE 17-33-22

Additional legal(s) on page: 3

Assessor's Tax Parcel Number(s): 3322170304

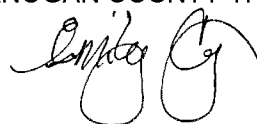
THE GRANTOR **David S. Burdett, Trustee of the Joyce Holeman Trust Share, created under the Last Will of Gerald F. Holeman under Okanogan Case Number 20-4-0009224**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Evan Wagstaff, a single person and Kaleyonna Vonvolkli, a single person**, the following described real estate, situated in the County of Okanogan, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

EXCISE TAX PAID

Amount \$4122.50
Date 02/25/2025
Affidavit No. 135448
OKANOGAN COUNTY TREASURER



Dated this 24th day of February, 2025

David S. Burdett
David S. Burdett, Trustee of the Joyce Holeman Trust Share

☐ If checked, This notarial act involved the use of communication technology.

STATE OF Washington SS.
County of Okanogan

This record was acknowledged before me on this 24th day of February, 2025 by David S. Burdett as the trustee(s) of David S. Burdett, Trustee of the Joyce Holeman Trust Share.

Katlenia Vejraske
Notary Public for Washington
My commission expires: 10-29-2027

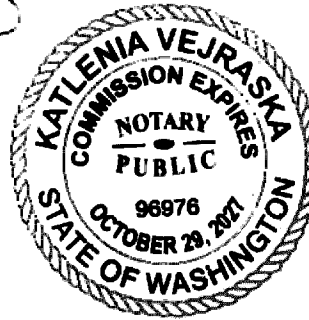


EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

THAT PORTION OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 33 NORTH, RANGE 22 EAST, W.M., OKANOGAN COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE RUN SOUTH 472 FEET;
THENCE RUN EAST 359 FEET;
THENCE CONTINUE EAST A DISTANCE OF 168 FEET TO THE TRUE POINT OF BEGINNING;
THENCE RUN SOUTH 88 FEET;
THENCE RUN EAST A DISTANCE OF 120.79 FEET, MORE OR LESS TO THE EAST BOUNDARY LINE OF AFOREMENTIONED SUBDIVISION;
THENCE NORTH 88 FEET;
THENCE 120.79 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS AS RECORDED UNDER AUDITOR'S FILE NO. 618020, OKANOGAN COUNTY RECORDS.

SITUATE IN THE CITY OF TWISP, COUNTY OF OKANOGAN, STATE OF WASHINGTON.