



201102220210

Skagit County Auditor

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WHEN RECORDED RETURN TO  
JOSHUA J. ANDERSON  
618 VIRGINIA AVENUE  
SEDRO WOOLLEY, WASHINGTON 98284

CHICAGO TITLE  
420012408



CHICAGO TITLE COMPANY

5105242

STATUTORY WARRANTY DEED

THE GRANTOR(S)

ESTATE OF STANLEY R. BRAGG AND MARDELLA E. BRAGG, DECEASED

for and in consideration of

TEN (\$10.00) DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION

in hand paid, conveys and warrants to

JOSHUA J. ANDERSON, MARRIED MAN, AS HIS SEPARATE ESTATE

the following described real estate situated in the County of SKAGIT

State of Washington:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

#493

FEB 22 2011

Amount Paid \$ 2497.<sup>00</sup>  
Skagit Co. Treasurer  
By *M. M. M.* Deputy

PTN GOV LOT 3, 19-35-05

Tax Account Number(s): P39814

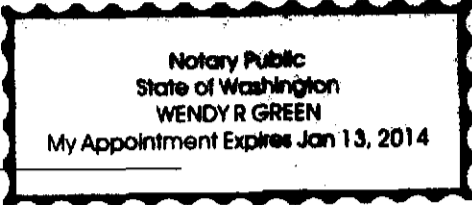
Dated: FEBRUARY 18, 2011

*David Lowell*  
DAVID LOWELL, Authorized  
Agent for the Estate of  
Stanley R. Bragg and  
Mardella E. Bragg

STATE OF WASHINGTON ss Skagit COUNTY OF  
I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT  
David Lowell IS THE PERSON WHO APPEARED  
BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT he SIGNED  
THIS INSTRUMENT, ON OATH STATED THAT he WAS  
AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS  
Authorized Agent OF Estate of Stanley R. Bragg TO BE THE  
FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES  
MENTIONED IN THE INSTRUMENT.

DATED: 2-22-11

Wendy R Green  
NOTARY SIGNATURE



PRINTED NAME: Wendy R Green  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON  
RESIDING AT Everett  
MY APPOINTMENT EXPIRES 0113-14

NOTARY/RDA/092100



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EXHIBIT A

Escrow No.: 5105242

LEGAL DESCRIPTION

The land referred to is situated in the State of Washington, County of SKAGIT, and is described as follows:

For APN/Parcel ID(s): P39814 and 350519-0-189-0006

THAT PORTION OF THE NORTH 1/2 OF GOVERNMENT LOT 3, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST W.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE WICKER ROAD (ALSO KNOWN AS CEMETERY ROAD) AND THE WEST LINE OF VIRGINIA AVENUE, AS SHOWN ON THE PLAT OF "GREENSTREET'S SECOND ADDITION TO SEDRO WOOLLEY" AS PER PLAT RECORDED IN VOLUME 6 OF PLATS PAGE 44, RECORDS OF SKAGIT COUNTY WASHINGTON; THENCE NORTH 89°53'15" WEST ALONG SAID SOUTH LINE OF WICKER ROAD FOR A DISTANCE OF 110.00 FEET; THENCE SOUTH 2°48'15" EAST PARALLEL WITH SAID WEST LINE OF VIRGINIA AVENUE FOR A DISTANCE OF 250.21 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 84°46'22" EAST FOR A DISTANCE OF 107.46 FEET TO AN INTERSECTION WITH A LINE WHICH IS 2.50 FEET WEST OF AND PARALLEL TO SAID WEST LINE OF VIRGINIA AVENUE; THENCE SOUTH 2°48'15" EAST ALONG SAID PARALLEL LINE FOR A DISTANCE OF 25.02 FEET; THENCE SOUTH 84°46'22" WEST FOR A DISTANCE OF 111.34 FEET; THENCE SOUTH 72°00'21" WEST 83.56 FEET; THENCE NORTH 89°45'15" WEST FOR A DISTANCE OF 145.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 742.5 FEET OF SAID GOVERNMENT LOT 3; THENCE DUE NORTH ALONG SAID EAST LINE FOR A DISTANCE OF 80.67 FEET TO A POINT WHICH IS 220.2 FEET DUE SOUTH OF SAID LINE OF WICKER ROAD; THENCE SOUTH 89°53'15" EAST PARALLEL TO SAID SOUTH LINE OF WICKER ROAD FOR A DISTANCE OF 225.66 FEET TO A POINT WHICH IS NORTH 2°48'15" WEST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 2°48'15" EAST FOR A DISTANCE OF 29.72 FEET TO THE TRUE POINT OF BEGINNING.

SITUATE IN SKAGIT COUNTY, WASHINGTON.



CHICAGO TITLE COMPANY

EXHIBIT B

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company  
Purpose: The right to construct, operate, maintain, repair, replace and enlarge an underground electric transmission and/or distribution system, together with the terms, conditions and allowances therein, and appurtenances thereto  
Recording Date: July 13, 1971  
Recording No.: 755268  
Affects: A portion of said premises and other property as described therein

Possible prescriptive ingress/egress easement rights of northerly adjoiner.

With respect to Paragraph F of the General Exceptions, Certificate of City of Sedro-Woolley Ordinance Number 1221-95 and 1501-5, providing for a facilities improvement charge for new connections to the city sewer system:

Recording Date: February 23, 1995 and April 4, 2005  
Recording No.: 9502230028 and 200504040073



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