

When recorded return to:

Mr. and Mrs. John W. Armstrong, Jr.
7649 Medford Road
Sedro Woolley, WA 98284



201110310198
Skagit County Auditor

10/31/2011 Page 1 of 3 3:56PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 140208-OE

Grantor: Donna J. Bradley
Grantee: John W. Armstrong, Jr. and Patsy R. Armstrong

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR DONNA J. BRADLEY, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN W. ARMSTRONG, JR. and PATSY R. ARMSTRONG, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 1 & 6, Livermore's To Hamilton Acreage.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3947-000-006-0004, P67269

Together with that certain 1984, LIBER, 66/28 manufactured home, TPO +79274, VIN#09L19898XU

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 140208-OE.

Dated October 27, 2011

Donna J. Bradley
Donna J. Bradley

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20113280

OCT 31 2011

Amount Paid \$2675.00
Skagit Co. Treasurer
By nam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donna J. Bradley
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: October 27, 2011

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

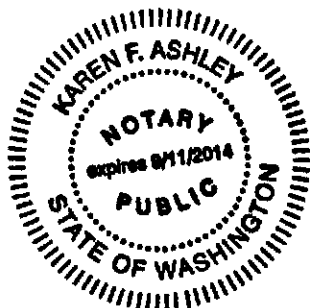


EXHIBIT A

Schedule "A-1"

140208-OE

DESCRIPTION:

PARCEL "A":

Lots 1 and 6, "LIVERMORES HAMILTON ACREAGE," as per plat recorded in Volume 3 of Plats, page 87, records of Skagit County, Washington.

EXCEPT road along the West line thereof;

AND EXCEPT the South 630 feet of the West 151 feet of that portion thereof lying East of the County road running along the West line thereof;

AND ALSO EXCEPT the following described portion thereof:

Beginning at the Northwest corner of the above excepted South 630 feet of the West 151 feet;
thence North along the East line of the County road, 30.3 feet to a fence post as it existed on July 12, 1977;
thence Southeasterly along a fence line as it existed on July 12, 1977, to the Northeast corner of the above excepted South 630 feet of the West 151 feet;
thence West along the North line of said above excepted tract to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lots 1 and 6, "LIVERMORES HAMILTON ACREAGE," as per plat recorded in Volume 3 of Plats, page 87, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of the following described tract:

The West 151 feet of that portion of the South 630 feet of Lots, , "LIVERMORES HAMILTON ACREAGE," as per plat recorded in Volume 3 of Plats, page 87, records of Skagit County, Washington, lying East of the County road running along the West line thereof;

EXCEPT that portion thereof lying Southerly of the centerline of that certain 15 foot easement granted to Thomas Thurnau, etux, by instrument dated November 4, 1966, recorded December 27, 1966, under Auditor's File No. 692636, said centerline being 237 feet South of and parallel with the North line of the above described main tract;

thence North 40 feet on the West line of the aforescribed tract;

thence Southeasterly to a point on the East line of the aforescribed tract which is 30 feet North of the Southeast corner thereof;

thence South 30 feet along the East line of the aforescribed tract to the Southeast corner thereof;

thence West along the South line of the aforescribed tract to the point of beginning,



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PARCEL "B" CONTINUED:

EXCEPT that portion of the above described tract lying South of a fence built by Theodore D. Metcalf, etux, and Willard Metcalf in 1982, which fence was established as the South boundary of this property by judgment filed October 24, 1983 in Skagit County Superior Court Cause No. 82-2-00368-1.

Situate in the County of Skagit, State of Washington.



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