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201112280080

Skagit County Auditor

12/28/2011 Page 1 of 5 4:17PM

**Document Title(s)**  
**Warranty Deed**

CRS# W12886572

**Reference Number(s) of related document(s)**

Additional Reference Numbers on page \_\_\_\_\_

**Grantor(s) (Last, first and Middle Initial)**

DODGE, VIRGIL R. AND DODGE, THELMA J

CO-TRUSTEES OF THE REVOCABLE LIVING TRUST DATED 04/30/1997

Additional Grantors on page \_\_\_\_\_

**Grantee(s)**

DODGE, VIRGIL R. AND DODGE, THELMA J. HUSBAND AND WIFE

**- (Trustee)**

Additional Grantees on page \_\_\_\_\_

**Legal Description (abbreviated form: i.e. lot, block, plat or sec., twnshp, rng qtr)**

SW 1/4 OF THE SW 1/4 OF SEC. 25, TWP 36N, RNG 2E OF THE WILLAMETTE  
MERIDIAN, SKAGIT CO. WA

Full legal Description on Exhibit A

**Assessor's Property Tax Parcel/Account Number**

360325-3-005-0005

Additional Parcel Numbers on page \_\_\_\_\_

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein. I am requesting an emergency non-standard recording for an additional fee as provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document.

\_\_\_\_\_  
Signature of Requesting Party

Prepared By: *Nesbie Liang* )  
Curphey & Badger Law )  
28100 US Hwy 19 North, )  
Suite 300 )  
Clearwater, Florida 33761 )  
 )  
Mail Tax Statements To: )  
Virgil R. Dodge & )  
Thelma J. Dodge )  
17039 colony Road, )  
Bow, WA 98232 )  
 )  
Tax ID#: 360325-3-005-0005 )  
File #: 12886572-ia )

W12886572AF

## WARRANTY DEED

### KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO AND 00/100 DOLLARS (\$0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on this 14<sup>th</sup> day of December, 2011, VIRGIL R. DODGE and THELMA J. DODGE, co-trustees of the Revocable Living Trust date April 30, 1997, hereinafter referred to as "Grantors", do hereby grant, convey and warrant unto VIRGIL R. DODGE and THELMA J. DODGE, husband and wife, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

### SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Commonly known as 17039 colony Road, Bow, WA 98232

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEEES that Grantors are lawfully seized in fee simple of said premises; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and fend the title to the said lands against all claims whatever.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20113951  
DEC 28 2011

Witness Grantors hand this the 14<sup>th</sup> day of December, 2011.



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Amount Paid \$0  
Skagit Co. Treasurer  
By AMM Deputy

Virgil R. Dodge  
VIRGIL R. DODGE, trustee

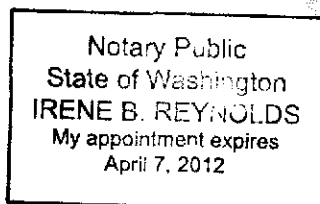
Thelma J. Dodge  
THELMA J. DODGE, trustee

STATE OF WA

COUNTY OF SKAGIT

The foregoing instrument was hereby acknowledged before me this 14<sup>th</sup> day of Dec., 2011 by, VIRGIL R. DODGE and THELMA J. DODGE, co-trustees of the Revocable Living Trust date April 30, 1997, who are personally known to me or who have produced Driver's Licenses as identification, and who have signed this instrument willingly.

Given under my hand and seal of office this 14<sup>th</sup> day of Dec., 20 11.



Irene B. Reynolds  
Notary Public residing at Bellingham

Printed Name: Irene B. Reynolds

My Commission Expires:

04/07/2012

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents, no boundary survey was made at the time of this conveyance.



Skagit County Auditor

Loan # : 1821101803

## Exhibit A

### LEGAL DESCRIPTION

The following described property:

That portion of the Southwest Quarter of the Southwest Quarter of Section 25, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the West line of said Southwest Quarter of the Southwest Quarter and the Northerly right-of-way line of Colony Road, as said road existed on December 26, 1968; thence North, along the west line of said Southwest Quarter of the Southwest Quarter, a distance of 208 feet to the true point of beginning; Thence continuing North, along said West line, a distance of 783 feet; thence Northeasterly to a point on the North line of said Southwest Quarter of the Southwest Quarter this is a 460 feet East of the Northwest corner thereof; Thence South, parallel to the West line of said Southwest Quarter of the Southwest Quarter, a distance of 1000 feet, more or less, to the said Northerly right-of-way line of Colony Road; Thence Southwesterly, along said Northerly line, a distance of 480 feet; more or less, to a point that is 183 feet Northeasterly, as measured along said Northerly line, of the point of beginning; thence Northwesterly a distance of 193 feet to the true point of beginning.

Together with that portion of the West Half of the Southwest Quarter of Section 25, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Commencing at the intersection of the West line of said Southwest Quarter and the Northerly right of way line of Colony Road, as said road existed on December 26, 1968; Thence North along said West line, a distance of 991 feet to the point of beginning of this description; thence Northeasterly to a point on the North line of the Southwest Quarter of the Southwest Quarter that is 460 feet east of the Northwest corner thereof; Thence North parallel with the West line of the Southwest Quarter of said section 25 to the North line thereof; Thence West along said North line to the Northwest corner of the Southwest Quarter of said Section 25; thence South along the West line of the Southwest Quarter to the point of beginning of this description.

Situated in Skagit County, Washington.



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Assessor's Parcel No: 360325-3-005-0005



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