

When recorded return to:

Mr. and Mrs. Daniel L. Boffey
12360 Gull Drive
Burlington, WA 98233



201212210081
Skagit County Auditor

12/21/2012 Page 1 of 2 12:23PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 144081-SE

Grantor: Vicki Ann Hampel
Grantee: Daniel L. Boffey and Deborah R. Boffey

LAND TITLE OF SKAGIT COUNTY

144081-SE

Statutory Warranty Deed

THE GRANTOR VICKI ANN HAMPEL, a single woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DANIEL L. BOFFEY and DEBORAH R. BOFFEY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:


Abbreviated Legal: Lot B, SP 97-0049; Ptn NW 1/4 Of SE 1/4, 20-35-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350320-4-002-0200, P113666

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. 144081-SE.

Dated December 19, 2012


Vicki Ann Hampel

20124122
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

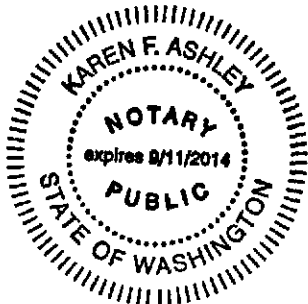
DEC 21 2012

Amount Paid \$ 4633.00
By MF Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Vicki Ann Hampel
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: December 20, 2012





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

EXHIBIT "A"

LEGAL DESCRIPTION

Lot B, Short Plat No. 97-0049, approved October 1, 1998, recorded October 1, 1998 in Volume 13 of Short Plats, pages 163 and 164, under Auditor's File No. 9810010056 and being a portion of the Northwest ¼ of the Southeast ¼, Section 20, Township 35 North, Range 3 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the North 60 feet of that portion of the Southeast ¼ of Section 20, Township 35 North, Range 3 East, W.M., lying between the East line of the above described West 676 feet and the West line of the County road which runs along the East line of said Southeast ¼, EXCEPT any portion lying within said Lot B.

ALSO TOGETHER WITH an easement for the construction, operation and maintenance of a ditch, over, under and through that certain portion of the Northeast ¼ of the Southwest ¼ of Section 20, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northeast corner of said Northeast ¼ of the Southwest ¼;
thence South 00°25'54" East along the East line thereof, a distance of 1,330.66 feet to the Southeast corner of said Northeast ¼ of the Southwest ¼;
thence South 89°12'06" West along the South line of said Northeast ¼ of the Southwest ¼, a distance of 7.6 feet to an existing fence;
thence North along said fence, a distance of 1,330 feet, more or less, to the North line of said Northeast ¼ of the Southwest ¼;
thence North 89°12'15" East along the North line of said Northeast ¼ of the Southwest ¼, a distance of 1 foot to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.



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