

After Recording Return To:

Beverly S. Maddy
28010 28th Avenue NW
Stanwood, WA 98292

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAY 15 2014
2014/654
Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy



Skagit County Auditor

\$74.00

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3 12:58PM

STATUTORY WARRANTY DEED

GRANTOR: **BEVERLY S. MADDY**, Surviving Trustee of **THE MADDY FAMILY TRUST** utd 09/10/97

GRANTEES: **BEVERLY S. MADDY**, Trustee of **THE MADDY FAMILY DECEDENT'S TRUST B** utd 09/10/97, as to an undivided one-half interest, and **BEVERLY S. MADDY**, a single person, as to an undivided one-half interest

Abbreviated Legal: FIRST TO SEDRO LT 16 EXC W 35 FT BLK 74 TGW W ½ VAC GRAVES ST ADJ

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel No: 4150-074-016-0007 (P76121)

THE GRANTOR, **BEVERLY S. MADDY**, in her capacity as Surviving Trustee of **THE MADDY FAMILY TRUST** utd 09/10/97, in distribution of said Trust, hereby conveys and warrants to **BEVERLY S. MADDY**, as Trustee of **THE MADDY FAMILY DECEDENT'S TRUST B** utd 09/10/97, as to an undivided one-half interest, and **BEVERLY S. MADDY**, a single person, as to an undivided one-half interest, as GRANTEES, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

Statutory Warranty Deed

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED: May 14, 2014.

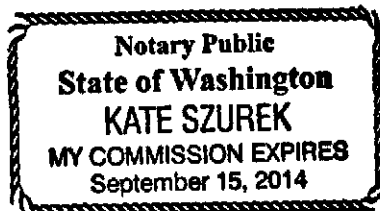
THE MADDY FAMILY TRUST utd 09/10/97

By *Beverly S. Maddy*
BEVERLY S. MADDY
Surviving Trustee

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS.

I certify that I know or have satisfactory evidence that **BEVERLY S. MADDY** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as the Surviving Trustee of **The Maddy Family Trust utd 09/10/97** to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 14th day of May, 2014.



Kate Szurek

Printed Name **KATE SZUREK**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 9/15/14

Statutory Warranty Deed



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EXHIBIT "A"

Legal Description:

Lot 16, EXCEPT the West 35 feet thereof, Block 74, "First Addition to the Town of Sedro in Skagit County, Washington," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Graves Street adjoining which upon vacation, attached to said plat by operation of law.

EXCEPT those portions thereof conveyed to the City of Sedro Woolley by deeds recorded under Auditor's File Nos. 739860 and 7912070020.

Situate in the County of Skagit, State of Washington.

Exhibit "A"
Statutory Warranty Deed



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\$74.00

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