

When recorded return to:

Mr. Todd C. McCormack  
15080 Gibraltar Rd  
Anacortes, WA 98221



Skagit County Auditor \$73.00  
11/13/2014 Page 1 of 2 10:02AM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 150604-OAE ✓

Grantor: Shirley A. Whitley Estate  
Grantee: Todd C. McCormack  
Tax Parcel Number(s): P19864/340204-0-071-0008, P19858/340204-0-063-0008 & P19886/340204-2-008-0002  
Abbreviated Legal: Ptn S 1/2 Of SW 1/4 Of NW 1/4, 4-34-2-E W.M.

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR(S) DARRIN D. HOY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF SHIRLEY A. WHITLEY UNDER SKAGIT COUNTY SUPERIOR COURT UNDER PROBATE CAUSE NO. 07-4-00292-8, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TODD C. MCCORMACK, AN UNMARRIED MAN AS HIS SEPARATE PROPERTY GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Full Legat Attached

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. 150604-OAE.

Dated October 29, 2014

Darrin D. Hoy  
Darrin D. Hoy, Personal Representative of The Shirley Whitley Estate

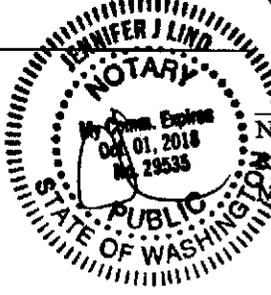
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144269  
NOV 13 2014

Amount Paid \$5,539.<sup>02</sup>  
Skagit Co. Treasurer  
By mem Deputy

STATE OF Washington  
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Darrin D. Hoy signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Shirley A. Whitley to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 11/7/2014



[Signature]  
Notary Public in and for the State of Washington  
residing at Bow  
My appointment expires: 10/01/2018

PARCEL "A":

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the South line of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 4, which is 310 feet West of the Southeast corner of said subdivision;  
thence North  $0^{\circ}45'$  East parallel with the East line of said subdivision 31.64 feet, more or less, to a point in an existing fence line, as said fence existed on May 31, 1961;  
thence South  $89^{\circ}36'$  East along said fence a distance of 175.08 feet, more or less, to a point on a curve on the West line of the Great Northern Railroad right of way;  
thence Southeasterly along said curve 41.80 feet, more or less, to the South line of the North  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 4;  
thence North  $89^{\circ}27'$  West along the South line of said subdivision 201.74 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 200 feet of the East 310 feet of the North 429 feet of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 34 North, Range 2 East, W.M., EXCEPT that portion lying within that certain 100 foot wide railroad right of way as conveyed by Deed recorded January 10, 1890, in Volume 9 of Deeds, page 317, records of Skagit County, AND EXCEPT road right of way, if any.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The East 110 feet of the North 429 feet of the South  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 34 North, Range 2 East, W.M., EXCEPT that portion thereof lying Northeasterly of the Southwesterly line of the Great Northern Railroad right of way, ALSO EXCEPT that portion thereof lying Southerly of the Northerly line of the road right of way commonly known as the South March Point Road.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of the South  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 4, Township 34 North, Range 2 East, W.M., lying Southwesterly of the Southwesterly line of the Great Northern Railroad right of way and lying Northerly of the Northerly line of the road right of way commonly known as the South March Point Road.

Situate in the County of Skagit, State of Washington.



201411130032