

When recorded return to:

Ms. Elizabeth G. Walker
19460 E. Hickox Road
Mount Vernon, WA 98273



Skagit County Auditor \$73.00
12/30/2014 Page 1 of 2 211:30AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 150761-SE ✓

Grantor: Frederick M. Hopkins
Grantee: Elizabeth G. Walker

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR FREDERICK M. HOPKINS, who also appears of record as FRED M. HOPKINS, and who acquired title as FRED HOPKINS, as his separate property (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ELIZABETH G. WALKER, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lot 3, S-33-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION *EN*

Tax Parcel Number(s): 330405-0-025-0003, P16353, 330405-0-025-0200, P119345

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated December 23, 2014

Frederick M. Hopkins
Frederick M. Hopkins

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20144955
DEC 30 2014

Amount Paid \$ 7104.50
Skagit Co. Treasurer
By *Mh* Deputy

STATE OF Florida }
COUNTY OF Lee } SS:

I certify that I know or have satisfactory evidence that Frederick M. Hopkins the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 26 2014

Dianne Dee Lagrange

Notary Public in and for the State of Florida

Residing at 909 Del Prado Blvd. S., Cape Coral, FL
My appointment expires: July 27, 2018



EXHIBIT A

PARCEL "A":

That portion of Government Lot 3, Section 5, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the Hickox County Road as said road existed on May 4, 1935, extending along the North line of said Lot, which is 1,103.5 feet East (as measured along said County Road) of the West line of said Lot 3;
thence South 2°57'30" East 1,198.9 feet;
thence North 89°55' West 1,076.5 feet, more or less, to a point on the West line of Lot 3 which is 1,198.9 feet South of the South line of the County Road running along the North line of Lot 3, as said road existed on May 4, 1935;
thence South along the West line of Lot 3 to a point 40 feet North of the Southwest corner thereof;
thence Southeasterly in a straight line to a point 40 feet East of the Southwest corner of said Lot 3;
thence East along the South line of said Lot 3 to the West line of the County Road along the East line of Lot 3;
thence North along the said West line of the County road to the South line of the County Road along the North line of Lot 3;
thence West to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 3, Section 5, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the County Road extending along the North line of said Lot, as said road existed on May 4, 1935, which point is South 90° East 882.8 feet from the point of intersection of the West line of said lot with the South line of the County Road;
thence South 90° East along the South line of the County Road, 220.7 feet;
thence South 2°57'30" East 1,198.9 feet;
thence North 89°55' West 215.13 feet to a point which is South 89°55' East 861.2 feet from the West line of Lot 3 aforesaid;
thence North 3°13' West 1,198.9 feet to the point of beginning.

EXCEPT from all of the above, that portion, if any, lying within the East 10 feet of said Lot 3 as conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 396182, AND EXCEPT any portion lying within the boundaries of the as built and existing County Road running along the East line of said Lot 3, commonly known as Burkland Road, AND EXCEPT any portion thereof lying within the as built and existing County Road running along the North line of said Lot 3, commonly known as Hickox Road, AND EXCEPT that portion thereof conveyed to Skagit county for road purposes by Deed dated September 16, 1974 and recorded September 16, 1974, under Auditor's File No. 807334, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

