



201504170104

AFTER RECORDING MAIL TO:

Claudia G. Abbott
415 Northshore Drive
Bellingham, WA 98226

Skagit County Auditor

\$74.00

4/17/2015 Page

1 of

3 1:56PM

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

108918

File No: **4271-2395071 (DC)**

Date: **April 02, 2015**

Grantor(s): **Enid W. Corbin Testamentary Trust**

Grantee(s): **Claudia G. Abbott and Hans T. Abbott**

Abbreviated Legal: **Lot 12 and Ptn. Tr. A, Kincaid Addn. to Fidalgo City**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P73387/4104 000 012 0029**

THE GRANTOR(S) Gregory Allen Todd, Trustee of the Enid W. Corbin Testamentary Trust, U/D/W October 25, 1995, FBO Tanner Todd and Tattum Todd for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Claudia G. Abbott, an unmarried woman and Hans T. Abbott, an unmarried man**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

see attached

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20151255

APR 17 2015

Amount Paid \$3,369
Skagit Co. Treasurer
By *nam* Deputy

APN: P73387

Statutory Warranty Deed
- continued

File No.: 4271-2395071 (DC)

Enid W. Corbin Testamentary Trust

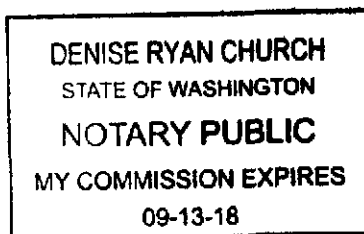
Gregory Allen Todd
Gregory Allen Todd, Trustee

STATE OF Washington)
)-ss
COUNTY OF Whatcom)

I certify that I know or have satisfactory evidence that **Gregory Allen Todd**, is are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is are authorized to execute the instrument and acknowledged it as the **Trustee of Enid W. Corbin Testamentary Trust** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4/14/18

Denise Ryan Church
Notary Public in and for the State of Washington
Residing at: *Ballantyne*
My appointment expires: 9/13/18



Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot Twelve (12), Kincaid Addition to Fidalgo City, Skagit County, Washington, as recorded in Volume 7 of Plats, page 21, records of Skagit County.

TOGETHER WITH that portion of Tract "A" of Kincaid Addition; Fidalgo City, 1954, as per plat recorded in Volume 7 of Plats, page 21, lying between the North and South lines of Tract 12 in said tract extended Westerly, together with that portion of Tract "D" lying North of the North line of Tract 12 in said tract, and said North line extended West of the East line of said tract extended North.