

When recorded return to:

Mr. Terry Hobbs  
47575 State Route 20  
Concrete, WA 98237



201505060044

Skagit County Auditor \$73.00  
5/6/2015 Page 1 of 2 8:51AM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 152147-OE ✓

Grantor: Kate Collin  
Grantee: Terry Hobbs

POOR ORIGINAL

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTOR KATE COLLIN, an unmarried person, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TERRY HOBBS, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lot 3, 13-35-8 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350813-0-021-0001, P43829

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. 152147-OE.

Dated May 1, 2015

*Kate Collin*  
Kate Collin

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20151562  
MAY 06 2015

Amount Paid \$1,874.<sup>00</sup>  
Skagit Co. Treasurer  
By *man* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kate Collin  
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: May 5th 2015

*Karen Ashley*  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2018



## EXHIBIT A

That portion of Government Lot 3 in Section 13, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at the center of Section 13;  
thence West on the South line of Lot 3 of said Section, 148 feet;  
thence Northwesterly parallel with the Great Northern Railroad right of way, 75 feet;  
thence Northeasterly to a point on the North and South quarter section line of said Section, which is 192 feet North of the center of said Section;  
thence South 192 feet to the point of beginning,

EXCEPT that portion lying West of the last line of that tract conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 241139,

AND EXCEPT that portion lying within the as-built and/or established right of way for Van Horn Lane.

Situate in the County of Skagit, State of Washington.