

When recorded return to:

Ms. Reta M. Stephenson
909 Alderwood
Sedro-Woolley, WA 98284



201506050050
Skagit County Auditor \$74.00
6/5/2015 Page 1 of 3 8:56AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 152461-SE

Grantor: Elizabeth Sipma Estate
Grantee: Reta M. Stephenson

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR EDMOND GALLEG0, as Personal Representative of the Estate of Elizabeth Sipma, who acquired title as Betty Sipma, deceased, Superior Court of the State of Washington, Skagit County Superior Court Probate Cause No. 14-4-00176-2 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RETA M. STEPHENSON, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Block 23, West Add., Clear Lake (Aka Trs. B & C, Survey #200710300026).

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4144-023-009-0200, P127657, 4144-023-009-0300, P127658

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. 152461-SE.

Dated

6/4/2015

Elizabeth Sipma Estate

By: Edmond Gallego, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015-2019
JUN 05 2015

Amount Paid \$ 1073.-00
Skagit Co. Treasurer
By [Signature] Deputy

STATE OF Washington }
County of Skagit }, SS:

I certify that I know or have satisfactory evidence that Edmond Gallego signed this instrument, on oath stated that He is authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Elizabeth Sipma to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated:

6/4/2015

[Signature]
Notary Public in and for the State of Washington
Residing at La Crosse
My appointment expires: 6/28/16

EXHIBIT A

PARCEL "A":

Those portions of Lots 4, 5, 6 and 7, Block 23, and vacated Birch Avenue of the Plat of "WEST ADDITION, CLEAR LAKE, WASH.," as per plat recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the North line of Pringle Street with the centerline of vacated Birch Avenue;
thence North $00^{\circ}10'23''$ East along the centerline of vacated Birch Avenue, a distance of 188.08 feet to the Westerly prolongation of the North line of the South 15.00 feet of said Lots 6 and 7;
thence South $89^{\circ}46'43''$ East along the North line of the South 15.00 feet of said Lots 6 and 7, a distance of 251.13 feet;
thence South $00^{\circ}20'14''$ West, a distance of 187.73 feet to the North line of Pringle Street;
thence North $89^{\circ}51'31''$ West along the North line of Pringle Street, a distance of 250.59 feet to the point of beginning of this description.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over, across and through a portion of Lots 3, 4, 7 and 8 in Block 23 of said Plat of "WEST ADDITION, CLEAR LAKE, WASH.," described as follows:

Beginning at the Southwest corner of said Lot 3;
thence South $89^{\circ}51'31''$ East along the South line of said Lot 3, a distance of 0.95 feet;
thence North $00^{\circ}20'14''$ East, a distance of 142.78 feet to the point of curvature of a curve to the right having a radius of 35.00 feet;
thence Northeasterly along said curve through a central angle of $89^{\circ}53'03''$ and an arc distance of 54.91 feet;
thence North $00^{\circ}13'17''$ East, a distance of 20.00 feet to the North line of the South 25.00 feet of said Lot 8;
thence North $89^{\circ}46'43''$ West parallel with the South line of said Lot 8 and said Lot 7, a distance of 90.00 feet;
thence South $00^{\circ}13'17''$ West, a distance of 20.00 feet to a non tangent curve concave to the Southwest having a radius of 35.00 feet;
thence Southeast along said curve through a central angle of $90^{\circ}06'57''$, and an arc distance of 55.05 feet;
thence South $00^{\circ}20'14''$ West, a distance of 142.67 feet to the North line of Pringle Street;
thence South $89^{\circ}51'31''$ West along the North line of Pringle Street, a distance of 19.05 feet to the point of beginning of this description.

(Also known as Parcel "B", Survey #200710300026).

Situate in the County of Skagit, State of Washington.

-continued-

DESCRIPTION CONTINUED:

PARCEL "B":

Those portions of Lots 6 and 7, Block 21, and vacated Birch Avenue, and vacated Bandy Street of the Plat of "WEST ADDITION, CLEAR LAKE, WASH.," as per plat recorded in Volume 4 of Plats, page 32, records of Skagit County, Washington, described as follows:

Beginning at the intersection of the North line of vacated Bandy Street with the centerline of vacated Birch Avenue;
thence North $89^{\circ}37'18''$ East along the North line of vacated Bandy Street, a distance of 251.69 feet;
thence South $00^{\circ}20'14''$ West, a distance of 189.90 feet to the North line of the South 15.00 feet of said Lot 7;
thence North $89^{\circ}46'43''$ West along the North line of the South 15.00 feet of Lots 6 and 7 and its extension, a distance of 251.13 feet to the centerline of vacated Birch Avenue;
thence North $00^{\circ}10'23''$ East along said centerline, a distance of 187.26 feet to the point of beginning of this description.

TOGETHER WITH AND SUBJECT TO an easement for ingress, egress and utilities over, across and through a portion of Lots 3, 4, 7 and 8 in Block 23 of said Plat of West Addition Clear Lake, Washington, described as follows:

Beginning at the Southwest corner of said Lot 3;
thence South $89^{\circ}51'31''$ East along the South line of said Lot 3, a distance of 0.95 feet;
thence North $00^{\circ}20'14''$ East, a distance of 142.78 feet to the point of curvature of a curve to the right having a radius of 35.00 feet;
thence Northeasterly along said curve through a central angle of $89^{\circ}53'03''$, and an arc distance of 54.91 feet;
thence North $00^{\circ}13'17''$ East a distance of 20.00 feet to the North line of the South 25.00 feet of said Lot 8;
thence North $89^{\circ}46'43''$ West parallel with the South line of said Lot 8 and said Lot 7, a distance of 90.00 feet;
thence South $00^{\circ}13'17''$ West, a distance of 20.00 feet to a non tangent curve concave to the Southwest having a radius of 35.00 feet;
thence Southeast along said curve through a central angle of $90^{\circ}06'57''$, an arc distance of 55.05 feet;
thence South $00^{\circ}20'14''$ West, a distance of 142.67 feet to the North line of Pringle Street;
thence South $89^{\circ}51'31''$ West along the North line of Pringle Street, a distance of 19.05 feet to the point of beginning of this description.

(Also known as Parcel "C", Survey #200710300026.)

Situate in the County of Skagit, State of Washington.