



201506110020

Skagit County Auditor

\$75.00

6/11/2015 Page

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4

9:34AM

AFTER RECORDING MAIL TO:

Ning Yu and Yuwen Fu
8629 Copper Lane
Sedro Woolley, WA 98274

CHICAGO TITLE

020022759

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

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4203-2348891 (SC)**

Date: **June 03, 2015**

Grantor(s): **Matthew M. Mahaffie**

Grantee(s): **Ning Yu and Yuwen Fu**

Abbreviated Legal: **PTN NE SW, 14-35-04**

Tax Account No.: P36549 / 350414-0-014-0003 and P36542 / 350414-0-009-0000

Additional Legal on page:

Assessor's Tax Parcel No(s): **P36549**

THE GRANTOR(S) Matthew M. Mahaffie, an unmarried man for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Ning Yu and Yuwen Fu, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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

2015 2154
JUN 11 2015

Amount Paid \$ 1963.⁰⁰
Skagit Co. Treasurer
By *mlm* Deputy

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Statutory Warranty Deed
- continued

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Matthew M. Mahaffie

Matthew M. Mahaffie

STATE OF Washington)
)-ss
COUNTY OF Skagit Whatcom)

I certify that I know or have satisfactory evidence that **Matthew M. Mahaffie**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-3-2015 Linda A Nielsen

Notary Public in and for the State of Washington
Residing at: Whatcom County
My appointment expires: 10-29-2016

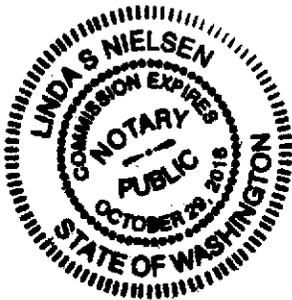


EXHIBIT A

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

PARCEL A:

That portion of the East 26 rods of the West 40 rods of the Northeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the above described tract;

Thence East along the North boundary of said tract, a distance of 215 feet;

Thence South on a line parallel with the West line of the above described tract, a distance of 605 feet; Thence West on a line parallel with the North line of said tract, a distance of 215 feet to the Westerly edge

of the above described tract; Thence North to the point of beginning;

EXCEPT that portion lying Northerly of the Southerly line of the following described tract: That portion of the East 429 feet of the West 660 feet of the Northeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of the above described tract;

Thence East along the North boundary of said tract, 215 feet;

Thence South on a line parallel with the West line of the above described tract, a distance of 200 feet to the true point of beginning;

Thence continue South along said parallel line, a distance of 158 feet;

Thence Southwesterly in a straight line to a point on the West line of the East 429 feet of the West 660 feet of the Northeast Quarter of the Southwest Quarter of said Section 14, that is 531 feet South of the

Northwest corner thereof; Thence North along said West line to a point that is 200 feet South of the Northwest corner of said East

429 feet of the West 660 feet of the Northeast Quarter of the Southwest Quarter;

Thence East to the true point of beginning. Situated in Skagit County, Washington.

PARCEL B:

Beginning at a point 605 feet South of the Northwest corner of the East 26 rods of the West 40 rods of the Northeast Quarter of the Southwest Quarter of Section 14, Township 35 North, Range 4 East of the

Willamette Meridian; Thence East 140 feet to the Northeast corner;

Thence South 100 feet to the Southeast corner; Thence West 140 feet to the

Southwest corner; Thence North 100 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL C:

A non-exclusive easement for roadway 20 feet in width as the same exists on the ground over that portion of the East 429 feet of the West 660 feet of said Northeast Quarter of the Southwest Quarter lying South

of the above described Parcel B and Northerly of the county road which roadway extends along or near the West line of said portion South of the above described tract from the old grade road North to the South

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Statutory Warranty Deed
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line of the above described tract, and curving slightly to the East so as to join said South line at a point approximately 20 feet East of the Southwest corner of said tract. Situated in Skagit County, Washington.