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Skagit County Auditor \$73.00
6/22/2015 Page 1 of 2 3:51PM

When Recorded Mail to:
PRICE & FARRINGTON, PLLC
2370 130th Avenue N.E., Suite 103
Bellevue, Washington 98005

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 2298

JUN 22 2015

LIMITED WARRANTY DEED

Amount Paid \$
Skagit Co. Treasurer
By *PA* Deputy

Recorded at the Request of: Frederick D Hay and Kathleen V Hay / The draftsman assumes no responsibility for the legal description and stated title owner(s) herein which were supplied by the parties hereto.

GRANTORS, FREDERICK D HAY and KATHLEEN V HAY, as individuals and as husband and wife, as a mere change in identity, do hereby convey and warrant to FREDERICK D HAY and KATHLEEN V HAY, Trustees, or their successors in trust, under the FREDERICK D HAY 1999 TRUST AND KATHLEEN V HAY 1999 TRUST dated September 7, 1999, and restated dated February 5, 2015, and any amendments thereto, **GRANTEE**, Grantors' entire interest and any interest Grantors may hereafter acquire in the following described real property in the County of Skagit, State of WASHINGTON:

ABBREVIATED LEGAL DESCRIPTION: LOT(S) 1-3, BLOCK 1401, OF NORTHERN PACIFIC ADDN TO ANACORTES, MAP BOOK 2, MAP PAGE 9 (See attached Exhibit A for full legal description.)

Tax Parcel #: 3809-401-010-0104, P58373

Including and subject to all matters of record.

The liability and obligations of Grantors to Grantees and Grantees' successors under the warranties contained herein shall be limited to the amount, nature and terms of any title insurance coverage available to Grantors under any title insurance policy. Grantors shall have no liability or obligations except to the extent that reimbursement for such liability or obligation is available to Grantors under any title insurance policy.

DATED and delivered this 5 day of May, 2015

F. D. Hay
FREDERICK D HAY, Grantor

Kathleen V Hay
KATHLEEN V HAY, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF King)

On this day personally appeared before me Frederick D Hay and Kathleen V Hay, to me known to be the individual(s) described therein, and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.
GIVEN under my hand and official seal this 5th day of May, 2015.

Charles P. Furrer
Charles P. Furrer, NOTARY PUBLIC
in and for the State of WASHINGTON
My Commission Expires: 10-05-17

PLACE NOTARY SEAL HERE

EXHIBIT A
TO LIMITED WARRANTY DEED

FREDERICK D HAY and KATHLEEN V HAY, as individuals and husband and wife, Grantor(s); FREDERICK D HAY and KATHLEEN V HAY, Trustees, or their successors in trust, under the FREDERICK D HAY 1999 TRUST AND KATHLEEN V HAY 1999 TRUST dated September 7, 1999, and restated dated February 5, 2015, and any amendments thereto, Grantee(s).

LOT NO. 1 OF SURVEY, RECORDED APRIL 23, 1999 UNDER AUDITOR'S FILE NO. 9904230058 IN VOLUME 21 OF SURVEYS, AT PAGES 187 AND 188, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 8, 9, AND 10, AND THE WEST 10.00 FEET OF LOT 7, OF BLOCK 1401, "NORTHERN PACIFIC ADDITION TO ANACORTES", ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 9, RECORDS OF SKAGIT COUNTY, WASHINGTON.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 1401 OF SAID NORTHERN PACIFIC ADDITION TO ANACORTES; THENCE NORTH 69 DEGREES 42'24" EAST ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 10.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 20 DEGREES 17'36" WEST A DISTANCE OF 135.00 FEET, MORE OR LESS, TO A POINT 15 FEET DISTANT, SOUTHEASTERLY, MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF THE RAILWAY OF SAID GREAT NORTHERN RAILWAY COMPANY AS LOCATED AND CONSTRUCTED ON MARCH 8, 1940; THENCE SOUTH 65 DEGREES 28'03" WEST ALONG SAID GREAT NORTHERN RIGHT OF WAY MARGIN A DISTANCE OF 20.76 FEET TO THE WEST LINE OF SECTION 23, TOWNSHIP 35 NORTH, RANGE 1 EAST, W.M., THENCE SOUTH 0 DEGREES 10'01" WEST ALONG SAID WEST LINE OF SECTION 23, A DISTANCE OF 148.59 FEET TO THE NORTHWESTERLY BOUNDARY OF SAID BLOCK 1401; THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY BOUNDARY OF BLOCK 1401, A DISTANCE OF 72.83 FEET TO THE TRUE POINT OF BEGINNING.

Including and subject to all matters of record.