



Skagit County Auditor 8/31/2015 Page 1 of 2 3:45PM \$73.00

AFTER RECORDING MAIL TO:

Johanna E. Davies and Jeremy K. Davies
29736 S Skagit Highway
Sedro Wolley, WA 98284 SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20153507
AUG 31 2015

Amount Paid \$4953.40

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

By Skagit Co. Treasurer
Deputy

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

109618-1

STATUTORY WARRANTY DEED

File No: 4221-2494856 (TRS)

Date: August 28, 2015

Grantor(s): Lee Schroeder and Carole J. Schroeder
Grantee(s): Johanna E. Davies and Jeremy K. Davies and Andrew T. Davies
Abbreviated Legal: Section 25, Township 35 North, Range 5 East; Ptn. SE
Additional Legal on page:
Assessor's Tax Parcel No(s): P40167, 350525-4-005-0100

THE GRANTOR(S) Lee Schroeder and Carole J. Schroeder, husband and wife for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Johanna E. Davies and Jeremy K. Davies, wife and husband and Andrew T. Davies, an unmarried individual, 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:

PARCEL "A":

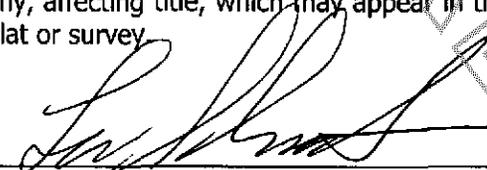
That portion of the West 1/2 of the Southeast 1/4 of Section 25, Township 35 North, Range 5 East, W.M., described as follows:
Beginning at the point of intersection of the Southerly line of the Day Creek County road and the East line of said West 1/2 of the Southeast 14, said point of beginning being 1,150 feet North, more or less, from the Southeast corner of said West 1/2 of the Southeast 1/4; thence South 425.5 feet along the East line of said West 1/2 of the Southeast 1/4; thence due West 361.5 feet; thence North 297.5 feet, more or less, to the Southerly line of said County road; thence along the Southerly boundary of said County road in a Northeasterly direction for a distance of 383 feet, more or less, to the point of beginning,

EXCEPT that portion conveyed to Skagit county for road purposes by deed recorded June 11, 1996, under Auditor's File No. 9606110021, records of Skagit County, Washington, ALSO EXCEPT the West 24 feet as measured along the South line thereof.

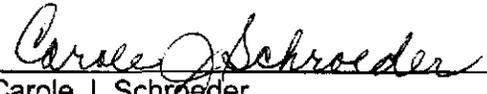
PARCEL "B":

That portion of Lot 1 of Skagit County Short Plat No. 95-032, filed in Volume 12 of Short Plats, page 64, under Auditor's File No. 9601030040 in Section 25, Township 35 North, Range 5 East, W.M., described as follows: Beginning at the Northwest corner of said Lot 1; thence South 00°30'10" West along the West line thereof, a distance of 41.28 feet to the intersection of an existing fence line and the point of beginning of this description; thence South 47°24'24" East along said fence line, a distance of 42.42 feet to an angle point in said fence; thence South 00°05'05" West along said fence line and the Southerly projection thereof, a distance of 355.79 feet to the Easterly projection of the South line of that certain tract of land described in deed to Lee E. and Carole J. Schroeder, dated May 6, 1993, recorded under Auditor's File No. 9305100130; thence North 89°22'49" West, a distance of 27.33 feet to the Southeast corner of said Schroeder tract; thence North 00°30'10" East along the West line of said Lot 1, a distance of 384.22 feet to the point of beginning.

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.



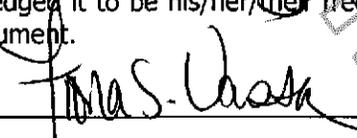
Lee Schroeder

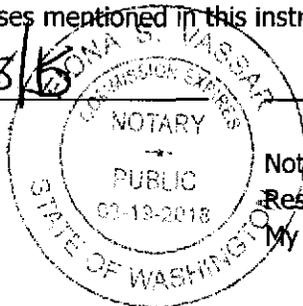


Carole J. Schroeder

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Lee Schroeder and Carole J. Schroeder**, 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: 8/28/18 



Notary Public in and for the State of Washington
Residing at: Lake Stevens
My appointment expires: 3/19/18