

When recorded return to:

City of Sedro-Woolley
325 Metcalf Street
Sedro Woolley, WA 98284



201603100039

Skagit County Auditor \$75.00
3/10/2016 Page 1 of 3 11:31AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154517-OE ✓

Grantor: Ernest C. Riggles and June D. Riggles
Grantee: City Of Sedro-Woolley

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR ERNEST C. RIGGLES and JUNE D. RIGGLES, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CITY OF SEDRO-WOOLLEY, a Washington Municipal Corporation the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW NE, 19-35-5 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350519-0-159-0002, P39773, 350519-0-087-0009, P39532

RESERVING UNTO Grantors a life estate for the remainder of their life as to the property legally described in attached Exhibit "B"

Said life estate shall be extinguished upon 180 days of vacancy by Grantors and is subject to terms and conditions in the Earnest Money Agreement dated February 5, 2016 between Buyer and Sellers.

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. 154517-OE.

Dated March 3, 2016

Ernest C. Riggles
Ernest C. Riggles

June D. Riggles
June D. Riggles

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 769

MAR 10 2016

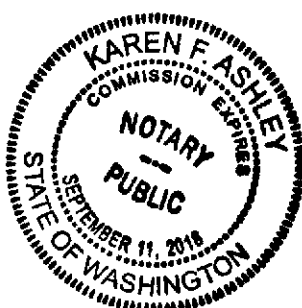
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 7135.00
By NR Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Ernest C. Riggles and June D. Riggles

the person who appeared before me, and said person acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 9th 2016



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"

PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 330 feet North of the Southeast corner of said subdivision;
thence North 330 feet;
thence West 660 feet;
thence South 330 feet;
thence East 660 feet to the point of beginning,

EXCEPT County Road on the East line thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision;
thence North 330 feet;
thence West 660 feet;
thence South 330 feet;
thence East 660 feet to the point of beginning,

EXCEPT County Roads on the South and East lines thereof.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

— Skagit Surveyors and Engineers —

806 Metcalf St. Sedro-Woolley, WA 98284
360.855.2121 360.855.1658(f)
www.sseconsultants.com

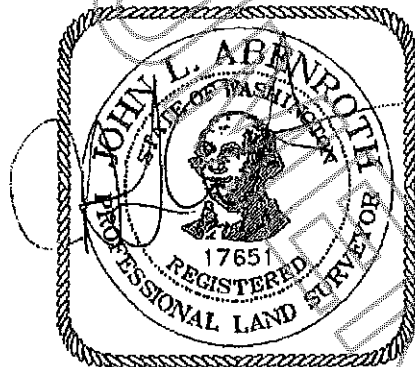
**LEGAL DESCRIPTION
FOR
CITY OF SEDRO-WOOLLEY
OF
RIGGLES LIFE ESTATE PARCEL**

March 1, 2016

A tract of land in the southwest quarter of the northeast quarter of Section 19, Township 35 North, Range 5 East, W.M. described as:
Commencing at the southeast corner of said southwest quarter of the northeast quarter; thence N 89°52'24" W along the south line thereof, a distance of 122.18 feet to the point of beginning of this description; thence N 00°41'47" E, a distance of 166.02 feet; thence S 89°36'32" W, a distance of 124.36 feet; thence S 00°23'27" E, a distance of 164.90 feet to a point on the south line of said southwest quarter of the northeast quarter; thence S 89°52'24" E, a distance of 121.21 feet; to the point of beginning of this description.

EXCEPT right of way for county road along the south line thereof.

Containing 0.41 acres, more or less.



3/1/16