



201603180071

When recorded return to:

Ryan Viers
18903 Doty Avenue
Torrance, CA 90504

Skagit County Auditor

\$74.00

3/18/2016 Page

1 of

2 1:55PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026107

CHICAGO TITLE

620026107

STATUTORY WARRANTY DEED

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016902
MAR 18 2016

Amount Paid \$ 2271.00
By Skagit Co. Treasurer Deputy

THE GRANTOR(S) Jedediah F. Brich and Pauline Wittebrood, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Ryan Viers, a single man

the following described real estate, situated in the County of Skagit, State of Washington:

PARCEL A:

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

Beginning at an iron pipe that marks the Northwest corner of the land conveyed to the City of Seattle by deed dated April 26, 1920, and recorded August 6, 1920, in Volume 117 of Deeds, page 626, records of Skagit County, Washington;
Thence East along the North line of said land, 51.5 feet;
Thence South 31°56'30" East 86 feet;
Thence South 58°03'30" West 68.1 feet to the Westerly line of the said City of Seattle land;
Thence North 21°00'03" West along the Westerly line of said City of Seattle land 87.6 feet to the place of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 1, Section 26, Township 35 North, Range 9 East of the Willamette Meridian, described as follows:

Commencing at an iron pipe that marks the Northwest corner of the land conveyed to the City of Seattle by Deed dated April 26, 1920 and recorded August 6, 1920, in Volume 117 of Deeds, page 626, records of Skagit County, Washington;
Thence East along the North line of said land 51.5 feet to the point of beginning of this description;
Thence North 58°03'30" East along the same line 72.5 feet, more or less, to the City of Seattle land;
Thence South 31°56'30" East 86 feet, more or less, to the City of Seattle right of way;
Thence South 58°03'30" West 72.5 feet along said City of Seattle right of way;
Thence North 31°56'30" West 86 feet to the point of beginning.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

P 44715

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P44715 / 350926-0-022-0004,

Dated: 3-11-10

Jedediah F. Brich

Pauline Wittebrood

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

Jedediah F. Brich and Pauline Wittebrood
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 3-11-10

Name: Tara A. Stewart

Notary Public in and for the State of WA

Residing at: Manlyville

My appointment expires: 11-10-17

