

When recorded return to:

Mr. and Mrs. Garrett P. Hoboy
23942 Cordy Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$77.00
4/27/2016 Page 1 of 5 3:04PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154470-SE

Grantor: Tammy L. Meek, as Successor Trustee of the Living Trust of Maryann Cornwell, dated June 9, 2004

Grantee: Garrett P. Hoboy and Sarah H. Hoboy
Daniel C. Matthieu and Shawn D. Longworth

Statutory Warranty Deed

THE GRANTOR TAMMY L. MEEK, SUCCESSOR TRUSTEE OF THE LIVING TRUST OF MARYANN CORNWELL, DATED JUNE 9, 2004 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GARRETT P. HOBOY and SARAH H. HOBOY, husband and wife; and DANIEL C. MATTHIEU and SHAWN D. LONGWORTH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: both single, as Joint Tenants with Right of Survivorship, and not as Tenants-in-Common and not as Community Property
Abbreviated Legal: Ptn Lots 1 & 2, SP 90-32, Being A Ptn Of NE NE, 12-35-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350412-1-004-0100, P103918

SEE EXHIBIT B HERETO ARRACHED
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. 154470-SE.

Dated April 1, 2016

Tammy L. Meek, as Successor Trustee of the Living Trust of Maryann Cornwell, dated June 9, 2004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161592
APR 27 2016

Amount Paid \$ 4654.³⁶
Skagit Co. Treasurer
By *mm* Deputy

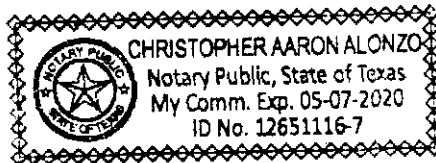
By: *Tammy L. Meek Successor Trustee*
By: Tammy L. Meek, Successor Trustee

STATE OF Texas }
County of Traill , SS:

I certify that I know or have satisfactory evidence that Tammy L. Meek signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Successor Trustee of The Living Trust of MaryAnn Cornwell, dated June 9, 2004 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 2, 2016

Christopher Alonzo
Notary Public in and for the State of Texas
Residing at 14001 Queen Tech Blvd
My appointment expires: 5/1/20



Schedule "A-1"

154470-SE

DESCRIPTION:

Lot 2, Short Plat No. 90-32, approved July 30, 1990, recorded July 31, 1990 in Volume 9 of Short Plats, page 246, under Auditor's File No. 9007310009 and being a portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 35 North, Range 4 East, W.M.

EXCEPT that portion of Lot 2, Short Plat No. 90-32, filed in Volume 9 of Short Plats, page 246, under Skagit County Auditor's File No. 9007310009, lying in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 35 North, Range 4 East, W.M., lying South and/or West of the following described line:

Beginning at the Southeast corner of said Lot 1;
thence South $89^{\circ}12'56''$ West along the South line of said Lot 1, a distance of 218.43 feet to the initial point of this line description;
thence North $12^{\circ}19'54''$ East, a distance of 78.87 feet;
thence North $52^{\circ}48'52''$ East, a distance of 81.01 feet to the Northeasterly line of the private road and utility easement, Cordy Lane;
thence North $37^{\circ}11'08''$ West along said Northeasterly line, a distance of 120.10 feet to the North line of said Lot 1;
thence South $89^{\circ}06'18''$ West along the North line of Lot 1, a distance of 74.44 feet to the Southwesterly line of the private road and utility easement, Cordy Lane;
thence North $37^{\circ}11'08''$ West along said Southwesterly line, a distance of 52.30 feet;
thence South $89^{\circ}06'18''$ West, a distance of 40.00 feet;
thence North $37^{\circ}11'08''$ West, a distance of 26.84 feet;
thence South $87^{\circ}22'21''$ West, a distance of 91.07 feet;
thence South $70^{\circ}28'17''$ West, a distance of 30.88 feet;
thence South $15^{\circ}05'21''$ West, a distance of 103.56 feet;
thence South $66^{\circ}29'41''$ West, a distance of 35.23 feet;
thence South $73^{\circ}46'01''$ West, a distance of 116.21 feet;
thence North $67^{\circ}55'31''$ West, a distance of 133.00 feet;
thence North $62^{\circ}22'23''$ West, a distance of 43.23 feet;
thence North $42^{\circ}56'37''$ West a distance of 43.23 feet;
thence North $42^{\circ}56'37''$ West, a distance of 27.10 feet to a point on the North line of said Lot 1 which lies 401.23 feet from the Northwest corner thereof and terminus of this line description.

ALSO TOGETHER WITH those portions of Lot 1, Short Plat No. 90-32 filed in Volume 9 of Short Plats, page 246, under Skagit County Auditor's File No. 9007310009 lying in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 12, Township 35 North, Range 4 East, W.M., lying North and/or East of the following described line:

Beginning at the Southeast corner of said Lot 1;
thence South $89^{\circ}12'56''$ West along the South line of said Lot 1, a distance of 218.43 feet to the initial point of this line description;
thence North $12^{\circ}19'54''$ East, a distance of 78.87 feet;
thence North $52^{\circ}48'52''$ East, a distance of 81.01 feet to the Northeasterly line of the private road and utility easement, Cordy Lane;

-Continued-

DESCRIPTION CONTINUED:

thence North $37^{\circ}11'08''$ West along said Northeasterly line, a distance of 120.10 feet to the North line of said Lot 1;
thence South $89^{\circ}06'18''$ West along the North line of Lot 1, a distance of 74.44 feet to the Southwesterly line of the private road and utility easement, Cordy Lane;
thence North $37^{\circ}11'08''$ West along said Southwesterly line, a distance of 52.30 feet;
thence South $89^{\circ}06'18''$ West, a distance of 40.00 feet;
thence North $37^{\circ}11'08''$ West, a distance of 26.84 feet;
thence South $87^{\circ}22'21''$ West, a distance of 91.07 feet;
thence South $70^{\circ}28'17''$ West, a distance of 30.88 feet;
thence South $15^{\circ}05'21''$ West, a distance of 103.56 feet;
thence South $66^{\circ}29'41''$ West, a distance of 35.23 feet;
thence South $73^{\circ}46'01''$ West, a distance of 116.21 feet;
thence North $67^{\circ}55'31''$ West, a distance of 133.00 feet;
thence North $62^{\circ}22'23''$ West, a distance of 43.23 feet;
thence North $42^{\circ}56'37''$ West, a distance of 27.10 feet to a point on the North line of said Lot 1 which lies 401.23 feet from the Northwest corner thereof and terminus of this line description.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"

The undersigned Grantees herein agree to acquire title as Joint Tenants with Right of Survivorship, and not as Tenants-in-Common and not as Community Property.

GARRETT P. HOBOY

[Handwritten Signature]

DANIEL C. MATTHIEU

SARAH H. HOBOY

[Handwritten Signature]

SHAWN D. LONGWORTH

EXHIBIT "B"

The undersigned Grantees herein agree to acquire title as Joint Tenants with Right of Survivorship, and not as Tenants-in-Common and not as Community Property.



GARRETT P. HOBOY



SARAH H. HOBOY

DANIEL C. MATTHIEU

SHAWN D. LONGWORTH