

When recorded return to:

Mr. and Mrs. Matthew Yeoman
10100 District Line Road
Burlington, WA 98233



201608290201

Skagit County Auditor \$74.00
8/29/2016 Page 1 of 2 3:07PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 155702-OE ✓

Grantor: Barbara A. Lynn
Grantee: Matthew Yeoman and Celicia Yeoman

Land Title and Escrow **Statutory Warranty Deed**

THE GRANTOR BARBARA A. LYNN, a single woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MATTHEW YEOMAN and CELICIA YEOMAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE 1/4 Of NE 1/4, 28-35-4 E W.M. *nyan*

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350428-1-002-0207, P37960, 350428-1-002-0300, P128551

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. 155702-OE.

Dated August 25, 2016

Barbara Lynn
Barbara Lynn

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3803
AUG 29 2016

Amount Paid \$6057.⁰⁰
Skagit Co. Treasurer
By *hnm* Deputy

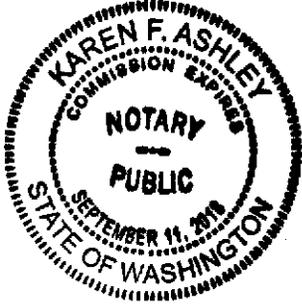
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Barbara A. Lynn
the person who appeared before me, and said person acknowledged that she
signed this instrument and acknowledge it to be free and voluntary act for the
her
uses and purposes mentioned in this instrument.

Dated: August 25, 2016

Karen Ashley
Karen Ashley
Notary Public in and for the State of
Washington

Residing at Sedro-Woolley
My appointment expires: 9/11/2016



Schedule "A-1"

155702-OE

DESCRIPTION:

The East 256 feet of the North 80 feet of the South 190 feet of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M., EXCEPT road along the East line thereof;

TOGETHER WITH that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 35 North, Range 4 East, W.M. described as follows:

Begin at the Northwest corner of that certain tract of land conveyed to John A. Lynn, et ux, by deed recorded September 17, 1997 as Skagit County Auditor's File No. 9709170085;

thence Westerly along the Westerly extension of the North line of said Lynn tract, a distance of 38 feet, more or less, to an existing fence that basically runs North and South;

thence South along said fence line, 190 feet, more or less, to the South line of the North $\frac{1}{2}$ of said subdivision;

thence East along said South line, a distance of 44 feet, more or less, to the Southwest corner of that certain tract of land conveyed to Jameson Dahl, et ux, by deed recorded December 12, 2005 as Skagit County Auditor's File No. 200512270196;

thence North along the West line of said Dahl tract, a distance of 110 feet, more or less, to the Northwest corner thereof, said Northwest corner being on the South line of said Lynn tract;

thence West along the South line of said Lynn tract 6 feet, more or less, to the Southwest corner thereof;

thence North along the West line of said Lynn tract, a distance of 80 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.