

When recorded return to:

Rigoberto Vivanco Becerra
26795 Hoehn Road
Sedro-Woolley, WA 98284



201608310039
Skagit County Auditor \$74.00
8/31/2016 Page 1 of 2 11:00AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 156125-OE ✓

Grantor: OUDMAN FAMILY REVOCABLE LIVING TRUST
Grantee: Rigoberto Vivanco Becerra

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR ALLAN J. OUDMAN and CAROL M. OUDMAN, TRUSTEES OF THE OUDMAN FAMILY REVOCABLE LIVING TRUST
for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RIGOBERTO VIVANCO BECERRA, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 30 & 31, Peavey's Acreage Trs. 1 & 2.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3966-002-031-0005, P67998

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. 156125-OE.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163849
AUG 31 2016

Dated August 30, 2016

OUDMAN FAMILY REVOCABLE LIVING TRUST

Amount Paid \$5167.⁰⁰
Skagit Co. Treasurer
By Man Deputy

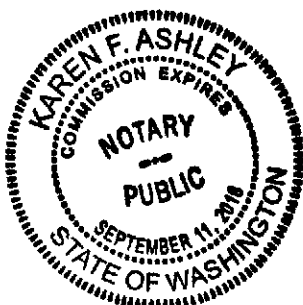
Allan J. Oudman - Trustee
By: Allan J. Oudman, Trustee

Carol M. Oudman Trustee
By: Carol M. Oudman, Trustee

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Allan J. Oudman and Carol M. Oudman signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Trustees of The Oudman Family Revocable Living Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 31st 2016



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: September 11, 2018

EXHIBIT "A"

All of that portion of Lots 30 and 31, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington.

EXCEPT that portion thereof conveyed to Skagit County for road purposes, by deed dated October 27, 1966, and recorded October 28, 1966, under Auditor's File No. 690222, lying South and East of the following described line:

Commencing at the East quarter corner of said Section 21, from which the center of Section bears South 89°40'39" West a distance of 2472.24 feet;
thence South 89°40'39" West a distance of 618.06 feet
thence South 00°27'43" West a distance of 496.49 feet to the true point of beginning of said line.
thence North 89°35'00" West a distance of 179.38 feet;
thence South 44°14'08" West a distance of 42.66 feet to a curve to the left with a radius of 250 feet with a delta of 17°22'27" through an arc length of 75.81 feet;
thence South 26°51'41" West a distance of 28.82 feet to a curve to the right with a radius of 250 feet with a delta of 15°22'01" through an arc length of 67.05 feet;
thence South 42°13'42" West a distance of 199.59 feet to the intersection with the North right of way margin of the now "Hoen Road"
thence continuing South 42°13'42" West a distance of 78 feet more or less to the intersection with the line of ordinary high water on the North bank of the Skiou Slough and terminus of said line. The limits of said line being either lengthened or shortened accord to intersect the Lot Boundary Lines (Also known as Exhibit "B" of Boundary Line Adjustment, recorded on February 28, 2006, as Auditor's File No. 200602280129)

Situate in the County of Skagit, State of Washington.