

When recorded return to:

Mr. and Mrs. Timothy D. Hedberg
21291 Sunrise Place
Mount Vernon, WA 98273



Skagit County Auditor \$74.00
11/17/2016 Page 1 of 2 3:25PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 156547-SE ✓

Grantor: Douglas A. Hedberg and Barbara A. Hedberg
Grantee: Timothy D. Hedberg and Deborah K. Hedberg

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR DOUGLAS A. HEDBERG and BARBARA A. HEDBERG, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMOTHY D. HEDBERG and DEBORAH K. HEDBERG, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 15, Sunrise Ridge, Except Ptn.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4503-000-015-0007, P83518

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. 156547-SE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Tax Parcel Number(s): 4503-000-015-0007, P83518

Dated 11/1/2016

Douglas A. Hedberg
Douglas A. Hedberg

Barbara A. Hedberg
Barbara A. Hedberg

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165221
NOV 17 2016

Amount Paid \$6057.00
Skagit Co. Treasurer
By [Signature] Deputy

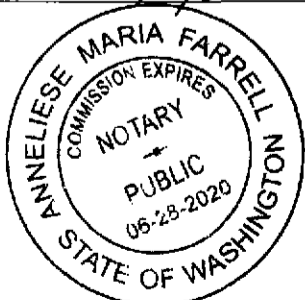
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Douglas A. Hedberg and Barbara A. Hedberg

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: 11/1/2016

Anneliese Maria Farrell



Notary Public in and for the State of Washington
Residing at La Grange
My appointment expires: 6/28/2020

Lot 15, "PLAT OF SUNRISE RIDGE," as per plat recorded in Volume 14 of Plats, pages 61 and 62, records of Skagit County, Washington,

EXCEPT that portion of said Lot 15, described as follows:

Beginning at the Southwest corner of said Lot 15;
thence North $00^{\circ}33'57''$ East 22.45 feet along the West line of said Lot 15;
thence South $25^{\circ}39'19''$ East 19.03 feet to the Southerly line of said Lot 15, said point also being a point on a curve;
thence Southwesterly along the arc of said curve to the left having a radius of 45.00 feet and an initial tangent bearing of South $64^{\circ}20'41''$ West, through a central angle of $12^{\circ}43'57''$, an arc distance of 10.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.