



201612220080

Skagit County Auditor

\$75.00

12/22/2016 Page

1 of

3 3:14PM

When recorded return to:

Mr. and Mrs. Roland C. Culbertson  
2505 Puget Way  
Anacortes, WA 98221

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 156234-OE ✓

Grantor: Wallis Family Trust, an Irrevocable Trust established November 8, 2009  
Grantee: Roland C. Culbertson and Virginia A. Culbertson

Land Title and Escrow

**Statutory Warranty Deed**

THE GRANTOR ANJA E. WALLIS, AS TRUSTEE OF THE WALLIS FAMILY TRUST, AN IRREVOCABLE TRUST ESTABLISHED NOVEMBER 8, 2009, as to an undivided 49% interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROLAND C. CULBERTSON and VIRGINIA A. CULBERTSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Tract B, Woods Add. To Anacortes.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3839-003-001-0004, P60629

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. 156234-OE.

Dated November 18, 2016

Wallis Family Trust, an Irrevocable Trust  
established November 8, 2009, as to an  
undivided 49% interest

Anja E. Wallis, Trustee  
By: Anja E. Wallis, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20165773  
DEC 22 2016

Amount Paid \$2553.00

Skagit Co. Treasurer  
By Ma Deputy

STATE OF Washington }  
County of Chelan } SS:

I certify that I know or have satisfactory evidence Anja E. Wallis  
signed this instrument, on oath stated  
that She is  
authorized to execute the instrument and acknowledged it  
as the Trustee  
of The Wallis Family Trust, an Irrevocable Trust to be the free and voluntary act of such  
established November 8, 2009  
party for the uses and purposes mentioned in this instrument.

Dated: November 22, 2016

Michelle M. Mueller  
Notary Public in and for the State of Washington  
Residing at Leavenworth, Chelan Co.  
My appointment expires: 11-7-2018



An undivided 49% interest in the following:

Tract "B", "WOODS ADDITION TO ANACORTES, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, EXCEPT the Westerly 30 feet thereof, AND EXCEPT those portions thereof described as follows:

- a.) Beginning at the Northwest corner of Tract "B";  
thence South  $89^{\circ}53'$  East for a distance of 30 feet to the true point of beginning;  
thence South  $89^{\circ}53'$  East for a distance of 445.38 feet along the Northern boundary of the tract;  
thence South  $0^{\circ}07'$  West for a distance of 125 feet;  
thence North  $89^{\circ}53'$  West for a distance of 446.86 feet;  
thence North  $0^{\circ}47'$  East for a distance of 125.01 feet to the true point of beginning.
- b.) Beginning at the Northwest corner of Tract "B";  
thence South  $89^{\circ}53'$  East for a distance of 30 feet;  
thence South  $0^{\circ}47'$  West for a distance of 125.01 feet to the true point of beginning;  
thence South  $0^{\circ}47'$  West for a distance of 373.43 feet;  
thence South  $89^{\circ}53'$  East for a distance of 131.20 feet;  
thence North  $0^{\circ}07'$  East for a distance of 373.4 feet;  
thence North  $89^{\circ}53'$  West for a distance of 126.86 feet to the true point of beginning.
- c.) Beginning at the Southwest corner of Tract "B";  
thence South  $89^{\circ}53'$  East for a distance of 161.20 feet;  
thence North  $0^{\circ}07'$  East for a distance of 124.5 feet to the true point of beginning;  
thence North  $0^{\circ}07'$  East for a distance of 124.5 feet;  
thence South  $89^{\circ}53'$  East for a distance of 135 feet;  
thence South  $0^{\circ}7'$  West for a distance of 124.5 feet;  
thence North  $89^{\circ}53'$  West for a distance of 135 feet to the true point of beginning.

Situate in the City of Anacortes, County of Skagit, State of Washington.