



201612280018

Skagit County Auditor
12/28/2016 Page 1 of 3 3:11:16AM \$75.00

AFTER RECORDING MAIL TO:

Mr. and Mrs. Paul Rockstad
40228 Cape Horn Road
Concrete, WA 98237

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-160734-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS PATRICK J. COONEY and DEBORAH K. MONEY, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PAUL ROCKSTAD and CONNIE L. ROCKSTAD, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 5830
DEC 28 2016

Abbreviated Legal: Ptn. Gov.I Lot 3, 14-35-7E W.M.

Tax Parcel Number(s): 350714-0-023-0009, P42626

Amount Paid \$ 895.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

Subject to easements, restrictions and other matters shown on Schedule B-1 of Land Title Company's preliminary commitment no. 01-160734-OE

Dated 12-27-16
Patrick J. Cooney
Patrick J. Cooney

Deborah K. Money
Deborah K. Money

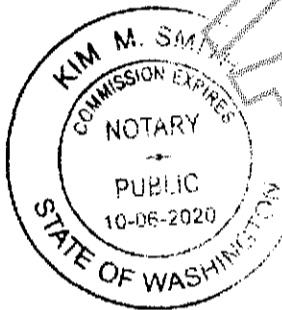
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Patrick J. Cooney and Deborah K. Money**

are the persons who appeared before me, and said persons 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: Dec. 27, 2016

Keri M. Smith



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10-6-2020

EXHIBIT A

The West 120 feet of the following described tract:

That portion of Government Lot 3, Section 14, Township 35 North, Range 7 East, W.M., embraced within the following described boundaries, to-wit:

Beginning at the Northeast corner of Lot 1, Block 21, "MAP OF BESSEMER, SKAGIT CO., WASHINGTON," as per plat recorded in Volume 2 of Plats, page 79, records of Skagit County, Washington;

thence East 230 feet to the Northwest corner of Lot 6, Block 20, of said Map of Bessemer, (said point being on the East line of a tract deeded to Ira Savage by Deed dated January 14, 1915 and recorded in Volume 94 of Deeds, page 563) the true point of beginning of this description;

thence from said point of beginning, run East 500 feet, more or less, to the West line of a tract conveyed by Morris M. Wright to Maggie Thompson, by deed dated May 10, 1904, and recorded in Volume 57 of Deeds, page 402;

thence South 275 feet along said West line to the bank of the Skagit River;

thence along the bank of said river Westerly 500 feet, more or less, to a point due South of the point of beginning;

thence North to the point of beginning,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.