



201702010024

Document Title: Statutory Warranty Deed

Reference Number: 112337

GUARDIAN NORTHWEST TITLE CO.

Grantor(s):

additional grantor names on page ___

1. David E. Edwards and Teddi T. Edwards, Trustees
2. Edwards Family Revocable Trust

Grantee(s):

additional grantee names on page ___

1. Geoff DeVries
- 2.

Abbreviated legal description:

full legal on page(s) ___

32-34-4

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page ___

P 29496 & P 29497

I, Aison Egger, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$42.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Aison Egger

Dated 1-31-17

When recorded return to:
Geoff DeVries
22750 Chestnut Place
Mount Vernon, WA 98273

Recorded at the request of:

File Number: 112337

Statutory Warranty Deed

THE GRANTOR David E. Edwards and Teddi T. Edwards, Trustees of the Edwards Family Revocable Trust, dated October 31, 2012 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Geoff DeVries, a married man as his separate estate GRANTEE the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Section 32, Township 34 North, Range 4 East, NW NE


For Full Legal See Attached Exhibit "A"


This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P29496, 340432-1-024-0107, P29497, 340432-1-024-0206

Dated 1/26/2017


Edwards Family Revocable Trust


By: David E. Edwards, Trustee


By: Teddi T. Edwards, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017427
FEB 01 2017

STATE OF _____ }
COUNTY OF _____ } SS:

Amount Paid \$ 1945.20
Skagit Co. Treasurer
By  Deputy

I certify that I know or have satisfactory evidence that David E. Edwards and Teddi T. Edwards is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustee of Edwards Family Revocable Trust, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: _____

SEE ATTACHED
CERTIFICATE
1-27-2017

Notary Public in and for the State of _____
Residing at _____
My appointment expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

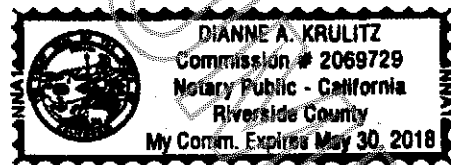
On January 27, 2017, before me, Dianne A. Krulitz, NOTARY PUBLIC, personally appeared David E. Edwards

and Teddi T. Edwards

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Dianne A. Krulitz
(Signature of Notary Public)

PLACE NOTARY SEAL ABOVE

Document Title: (Optional) Statutory Warrant of Recall

EXHIBIT A

Parcel A:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, described as follows:

Beginning at the Northeast corner of said subdivision, thence South 0 degrees 02'40" East along the East line of said subdivision a distance of 713.97 feet to the true point of beginning; thence West to the Southeast corner of that certain tract conveyed to Jim Carrie and Associates, Inc., by Deed Recorded May 12, 1971 under Auditor's File No. 752486; thence North along the East line of said Carrie Tract to the South line of Melody Lane; thence East along the South line of Melody Lane to the East line of said subdivision; thence South to the point of beginning; EXCEPT that portion thereof conveyed to Skagit County for road by Deed Recorded May 11, 1971 under Auditor's File No. 752432.

Parcel B:

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said Subdivision which is South 0 degrees 02'40" East 30.02 feet from the Northeast corner of said subdivision; thence South 0 degrees 02'40" East 465 feet to the true point of beginning; thence North 87 degrees 58' West 350 feet to the Southwest corner of that certain tract conveyed to Gerald I. Harman by Deed Recorded March 1, 1948 under Auditor's File No. 414987; said point being also the Northeast corner of that certain tract of land conveyed to Anita P. Buckner by Deed Recorded June 1, 1971 under Auditor's File No. 753438 Records of Skagit County, Washington; thence South along the East line of the said Buckner Tract to the North line of Melody Lane; thence East along the North line of Melody Lane to the East line of said subdivision; thence North along the East line of said subdivision to the true point of beginning, EXCEPT that portion thereof conveyed to Skagit County by Deed Recorded May 11, 1971 under Auditor's File No. 752432.

Exhibit B
SCHEDULE "B-1"

EXCEPTIONS:

A. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee:	Public Utility District No. 1 of Skagit County, Washington, a Municipal Corporation
Recorded:	JUNE 30, 1955
Auditor's No.	JUNE 30, 1955
Purpose:	520288
Area Affected:	Right to lay, maintain, operate, relay and remove at any time a pipe or pipes, line or lines for transportation of water
Affects:	10 foot strip of land in the Southerly portion of subject property