

AFTER RECORDING MAIL TO:

Mr. and Mrs. Cody J. Bridgman
4294 Colony Mountain Drive
Bow, WA 98232



201702030150

Skagit County Auditor \$75.00
2/3/2017 Page 1 of 3 3:29PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-160515-OE ✓

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR GORDON MICHAEL RUSS, as his separate property (a single person) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CODY . BRIDGMAN and JAMIE . BRIDGMAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 11, Unrecorded Survey of Colony Mtn., Being a Ptn of NW ¼, 26-36-4 E W.M.

For Full Legal See Attached Exhibit "A"

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. 01-160515-OE.

Tax Parcel Number(s): 360326-2-008-2108, P48335

Dated February 1, 2017

Gordon Michael Russ

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017468
FEB 03 2017

Amount Paid \$ 3921.00
Skagit Co. Treasurer
By *Mam* Deputy

STATE OF Ms }
COUNTY OF Lee } SS:

I certify that I know or have satisfactory evidence that **Gordon Michael Russ**

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/2/2017

Judy G Ballard

Notary Public in and for the State of Ms

Residing at Tupelo Ms

My appointment expires: Feb 24 2019



EXHIBIT A

PARCEL "A":

A tract of land in Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point 1,177.06 feet South and 1,255.77 feet East to the Northwest corner of said Section 26;

thence South $63^{\circ}20'00''$ West 340.00 feet;

thence South $25^{\circ}50'00''$ East 661.88 feet to an intersection with a curve having a radius of 5,170.00 feet, the center of which bears North $29^{\circ}37'49''$ West;

thence Northeasterly along said curve to the left through a central angle of $03^{\circ}47'13''$, an arc distance of 341.71 feet;

thence North $25^{\circ}50'00''$ West 632.95 feet to the point of beginning.

(Also known as Tract 11 of the unrecorded survey of Colony Mountain.)

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress and egress over and across a 50 foot strip, the centerline of which is described as follows:

Beginning at a point 828.10 feet South and 1,309.88 feet East of the Northwest corner of said Section 26;

thence South $62^{\circ}04'00''$ West 761.18 feet;

thence South $31^{\circ}24'00''$ East, 296.74 feet;

thence North $63^{\circ}20'00''$ East 191.18 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.