

AFTER RECORDING MAIL TO:

Mr. Emilio R. Gonzales
8327 Russell Road
Concrete, WA 98237



Skagit County Auditor \$75.00
2/28/2017 Page 1 of 3 3:12PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-161217-0E

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR ARDATH ANN PARKER, who also appears of record as A. ANN PARKER, TRUSTEE OF THE CUNNINGHAM FAMILY TRUST, DATED MAY 22, 1997 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to EMILIO R. GONZALES, RAMON DUENAS and CRUZ DUENAS, each a single person, as their separate property the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn NW ¼, 14-35-7 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P42676, 350714-2-007-0005, P111152, 350714-0-020-1200

Dated February 23, 2017

Ardath Ann Parker, Trustees of The Cunningham
Family Trust, dated May 22, 1997

A. Ann Parker
By: Ardath Ann Parker, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017777
FEB 28 2017

Amount Paid \$ 3849.80
Skagit Co. Treasurer
By MG Deputy

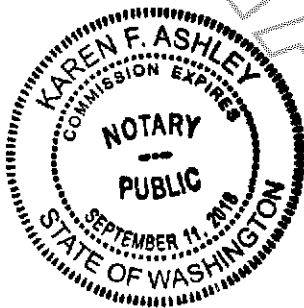
State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Ardath Ann Parker
signed this instrument, on oath stated that

She is
authorized to execute the instrument and acknowledged it as the

Trustee
of The Cunningham Family Trust, dated May 22, 1997 to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: February 28, 2017



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018

EXHIBIT A

Parcel A

That portion of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 35 North, Range 7 East, W.M., lying North of the Map of the "MAP OF BESSEMER SKAGIT COUNTY, WASHINGTON", according to Plat recorded in Volume 2 of Plats, Page 79, records of Skagit County, Washington;

EXCEPT ROADS;

Situate within the County of Skagit, State of Washington.

Parcel B

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 35 North, Range 7 East, W.M., lying North of that fence line as depicted on the face of that Survey recorded September 7, 1993, under Skagit County Auditor's File No. 9309070015, and as awarded to Ann Parker as Successor Trustee of the Cunningham Family Trust, dated June 17, 1997, in Decree of Quiet Title, dated March 6, 2007, filed March 6, 2007, Superior Court of the State of Washington, Skagit County, Cause No. 98-2-01678-0; More particularly described as a strip of land in the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 35 North, Range 7 East, W.M., being a portion of the "MAP OF BESSEMER SKAGIT COUNTY, WASHINGTON", according to Plat recorded in Volume 2 of Plats, Page 79, records of Skagit County, Washington, beginning at the intersection of the centerline of Fourth Street of said Plat with the prolongation of the West line of Block 6 thereof; Thence South 87 Degrees 29 Minutes 07 Seconds West, 560.0 Feet; Thence South 01 Degrees 31 Minutes 33 Seconds East, 52 Feet; Thence East along the 'Existing Fenceline' as depicted by Survey recorded under Skagit County Auditor's File No. 9309070015 to the West line of said Block 6; Thence North 01 Degrees 32 Minutes 24 Seconds West, 51 Feet along the West line of said Block 6, to the point of beginning.

EXCEPT ROADS;

Situate within the County of Skagit, State of Washington.