



201703280045

Skagit County Auditor

\$75.00

3/28/2017 Page

1 of

3 11:46AM

When recorded return to:
Epifanio Sedano
214 Lilly Lane
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 113319

Statutory Warranty Deed

113319

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Donald L. Stalcup and Colleen J. Stalcup, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Epifanio Sedano, unmarried man** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 22, Township 34 North, Range 4 East, Ptn. NE SW

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.

The above described property will be combined or aggregated with contiguous property to the West owned by the purchaser. The boundary adjustment is not for the purposes of creating an additional building lot.

This boundary line adjustment is hereby approved.

Public Works Director

Date

3/17/2017

Tax Parcel Number(s): P27533, 340422-3-004-0000

Dated

03/19/2017

Donald L. Stalcup

Colleen J. Stalcup

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017/201
MAR 28 2017

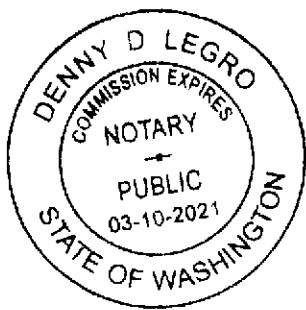
STATE OF Washington
COUNTY OF Skagit } SS:

Amount Paid \$ 539.00
By Skagit Co. Treasurer
Deputy

I certify that I know or have satisfactory evidence that Donald L. Stalcup and Colleen J. Stalcup, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

3-19-2017



Printed Name: Denny D. Legro
Notary Public in and for the State of Washington
Residing at MOUNT VERNON
My appointment expires: 3-10-21

EXHIBIT A

That portion of Tract "C" of Short Plat No. MV-1-83, approved April 26, 1983, recorded April 27, 1983 in Book 6 of Short Plats, page 58, under Auditor's File No. 8304270013, being a portion of the Southwest Quarter (SW ¼) of Section Twenty-two (22), Township Thirty-four (34) North, Range Four (4) East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Tract "C", said point being also the Southeast corner of Lot 5 as delineated on Mount Vernon Short Plat No. LU-05-078, approved September 1, 2006 and recorded September 7, 2006, under Auditor's File No. 200609070075, being a portion of Lot 2, "TIMBERLINE, DIVISION III", as per plat recorded in Volume 13 of Plats, page 79, records of Skagit County, Washington;

thence N 1°45'39" E along the common line between said Lot 5 and Tract "C", a distance of 121.25 feet to the Northeast corner of said Lot 5;

thence S 89°12'57" E along a line parallel to the South line of said Tract "C", a distance of 115.82 feet to the East line of said Tract "C";

thence S 0°22'09" W, along the East line of said Tract "C", a distance of 121.24 feet to the Southeast corner thereof;

thence N 89°12'57" W, along the South line of said Tract "C", a distance of 118.77 feet to the Point of Beginning, and containing 14,220 square feet, more or less.

Situate in the County of Skagit, State of Washington.

Exhibit B

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Short Plat No. MV-1-83
Recorded:	April 27, 1983
Auditor's No.:	8304270013