



201704060079

Skagit County Auditor \$74.00  
4/6/2017 Page 1 of 2 3:27PM

When recorded return to:  
Cody Apple and Annissa Burke  
8350 South Main Street  
Lyman, WA 98263

Recorded at the request of:

File Number: 113446

### Statutory Warranty Deed

113446  
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Don A. Ross, Sr., Trustee of the Ross Family Trust, Dated November 5, 1991 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEE Cody Apple and Annissa Burke, both unmarried individuals the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Section 17, Township 35 North, Range 6 East, SW 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 if any.

Tax Parcel Number(s): P41369, 350617-051-0002, P41370, 350617-0-052-0001, P41373, 350617-0-054-0009, P41374, 350617-0-055-0008, P41375, 350617-0-056-0007

Dated 4-5-17

Ross Living Trust, dated November 5, 1991

Don A. Ross Sr  
By: Don A. Ross, Sr., Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201713015  
APR 06 2017

Amount Paid \$ 37565.00  
Skagit Co. Treasurer  
By: [Signature] Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Don A. Ross Sr is the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledged it as the Trustee of The Ross Living Trust dated November 5, 1991, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 4-5-17

[Signature]

Katie Hickok  
Notary Public in and for the State of Washington  
Residing at , Washington  
My appointment expires: 1/07/2019



## EXHIBIT A

### Parcel A:

That portion of the Southwest Quarter of the Northeast quarter of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the West line of Main Street, as established in the Town of Lyman, 287 feet North of the Northeast corner of Block "B" in "Town of Lyman", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington in Volume 1 of Plats, page 8; thence North along Main Street 86 feet, more or less, to the Southeast corner of a tract conveyed to Alfred Hanson by deed recorded in Volume 94 of Deeds, page 31, under Auditor's File No. 101359, records of said County; thence West along the South line of said Hanson Tract 110 feet to an alley; thence South 86 feet; thence East to the point of beginning.

### Parcel B:

That portion of the Southwest quarter of the Northeast quarter of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point on the West line of the county road, being a true extension of Main Street in the Town of Lyman, 373 feet North of the Northeast corner of Block "B" of "The Town of Lyman", as per plat recorded in Volume 1 of Plats, page 8, records of Skagit County; thence West at right angles to said street, 110 feet; thence North parallel with said street, 72 feet; thence East 110 feet to a point on the West line of said county road, that is 445 feet North of the Northeast corner of said Block "B"; thence South along said road 72 feet to the point of beginning;

EXCEPT that portion, if any, lying within that certain right-of-way for alley as conveyed to the Town of Lyman by deed dated April 15, 1910 and recorded June 4, 1910, under Auditor's File No. 79723, in Volume 81 of Deeds, page 143, records of Skagit County, Washington.

ALSO EXCEPT that portion conveyed to the Town of Lyman by deed recorded January 23, 1989, under Auditor's File No. 8901230053, records of Skagit County, Washington.

### Parcel C:

That certain strip of land three feet in width described as follows:

Commencing at a point on the West line of the Main Street in the Town of Lyman, 373 feet North of the Northeast corner of Block B of the Plat of said Town; thence North along said Main Street a distance of 3 feet; thence West at right angles to said Main Street a distance of 110 feet to the East edge of alley right-of-way; thence South 3 feet; thence East 110 feet to point of beginning.