



201704070130

Skagit County Auditor

\$77.00

4/7/2017 Page

1 of

5 3:40PM

AFTER RECORDING MAIL TO:

Mr. and Mrs. Tony A. Sandidge
16071 Colony Road
Bow, WA 98232

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-161939-OE

Land Title and Escrow**Statutory Warranty Deed**

THE GRANTORS HERBERT B. MILLER and ADELA L. MILLER, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TONY A. SANDIDGE and SUTEEYA BUSSABAN, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn SW SW, 26-36-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P48300, 360326-0-015-0016, P48290, 360326-0-008-0106

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 and Escrow Company's Preliminary Commitment No. 01-161939-OE

Dated April 5, 2017

Herbert B. Miller

Adela L. Miller

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017142

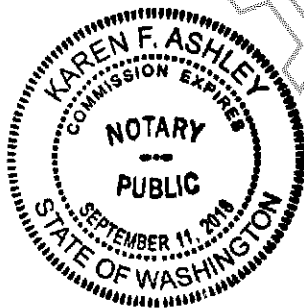
APR 07 2017

Amount Paid \$ 6929.20
Skagit Co. Treasurer
By MG Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Herbert B. Miller and Adela L. Miller**
are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be free and voluntary act for the
their
uses and purposes mentioned in this instrument.

Dated: April 24th 2017



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

Schedule "A-1"

01-161939-OE

DESCRIPTION:

PARCEL "A":

Portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Section 26;
thence North $39^{\circ}32'$ East 410.8 feet to the true point of beginning;
thence North $89^{\circ}53'$ East 203.36 feet;
thence North $0^{\circ}47'$ West 814.33 feet;
thence South $87^{\circ}40'$ West 442.88 feet to the center of the County road;
thence South $14^{\circ}08'$ East 162.23 feet;
thence South $17^{\circ}03'$ East along the said road 263.60 feet;
thence North $88^{\circ}57'$ East 184.40 feet;
thence South $0^{\circ}01'$ West 267.35 feet;
thence South $88^{\circ}34'$ West 102.58 feet to a point in the center of said County road;
thence South $17^{\circ}03'$ East along the said road 39.51 feet;
thence South $25^{\circ}44'$ East 92.14 feet to the point of beginning, EXCEPT that portion thereof lying within the boundaries of said County road.

EXCEPTING THEREFROM the following described four parcels:

Parcel 1:

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26;
thence North $39^{\circ}32'$ East 410.8 feet;
thence North $89^{\circ}53'$ East 203.36 feet;
thence North $0^{\circ}47'$ West 614.33 feet to the true point of beginning of this description;
thence from said true point of beginning continue North $0^{\circ}47'$ West a distance of 200.0 feet;
thence South $87^{\circ}40'$ West 442.88 feet to the center line of the Colony Road;
thence South $14^{\circ}08'$ East 162.23 feet;
thence South $17^{\circ}03'$ East along the center line of said road to a point that bears South $88^{\circ}57'$ West from the true point of beginning;
thence North $88^{\circ}57'$ East to the true point of beginning, EXCEPT Colony Road along the Westerly line thereof.

Parcel 2:

Portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26;
thence North $39^{\circ}32'00''$ East a distance of 410.80 feet;
thence North $89^{\circ}53'00''$ East a distance of 203.36 feet;

-continued-

Schedule "A-1"

01-161939-OE

DESCRIPTION CONTINUED:

Parcel 2 continued:

thence North 89°53'00" East a distance of 203.36 feet;
thence North 00°47'00" West a distance of 814.33 feet;
thence South 87°40'00" West a distance of 442.88 feet to the center of the County road;
thence South 14°08'00" East a distance of 162.23 feet;
thence South 17°03'00" East along said County road a distance of 263.60 feet;
thence North 88°57'00" East a distance of 184.40 feet to the true point of beginning of this description;
thence from said true point of beginning continue North 88°57'00" East to the East line of that certain tract conveyed to Harold F. Estabrook and Stella May Estabrook, husband and wife, by deed dated March 24, 1947, and recorded March 25, 1947, in Volume 216 of Deeds, page 630, under Auditor's File No. 402345, records of Skagit County, Washington;
thence South 00°47'00" East along the East line of said Estabrook Tract, a distance of 150.00 feet;
thence South 88°57'00" West to a point that bears South 00°01'00" West from the true point of beginning;
thence North 00°01'00" East a distance of 150.00 feet, more or less, to the true point of beginning.

Parcel 3:

That portion of the Southwest ¼ of the Southwest ¼ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest ¼ of the Southwest ¼ of Section 26;
thence North 39°32' East 410.8 feet;
thence North 89°53' East 203.36 feet;
thence North 0°47' West 814.33 feet to the true point of beginning of this description;
thence South 87°40' West 442.88 feet to the center of the Colony Road;
thence South 14°08' East 162.23 feet;
thence South 17°03' East along the center of said Colony Road 263.60 feet;
thence North 88°57' East to a point that bears South 0°47' East from the true point of beginning;
thence North 0°47' West to the true point of beginning,

EXCEPT Colony Road along the West line thereof,

AND ALSO EXCEPT THEREFROM the following described tract:

Beginning at the Southwest corner of said Southwest ¼ of the Southwest ¼ of Section 26;
thence North 39°32' East 410.8 feet;
thence North 89°53' East 203.36 feet;
thence North 0°47' West 614.33 feet to the true point of beginning of this description;
thence from said true point of beginning continue North 0°47' West a distance of 200.0 feet;
thence South 87°40' West 442.88 feet to the centerline of the Colony Road;
thence South 14°08' East 162.23 feet;
thence South 17°03' East along the centerline of said road to a point that bears South 88°57' West from the true point of beginning;
thence North 88°57' East to the true point of beginning,

EXCEPT Colony Road along the Westerly line thereof.

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Schedule "A-1"

01-161939-OE

DESCRIPTION CONTINUED:

Parcel 4:

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 26;
thence North $39^{\circ}32'$ East 410.8 feet;
thence North $89^{\circ}53'$ East 203.36 feet;
thence North $0^{\circ}47'$ West to a point 125 feet South of the Southeast corner of that certain tract conveyed to Donovan W. Miller, by deed dated January 18, 1968 and recorded January 19, 1968, under Auditor's File No. 709194 in Volume 11 of Official Records, page 142, and the true point of beginning;
thence continue North $0^{\circ}47'$ West 125 feet to the Southeast corner thereof;
thence South $88^{\circ}57'$ West along said line of Miller Tract to the Southwest corner thereof;
thence South $0^{\circ}01'$ West to a point that bears South $88^{\circ}57'$ West from the true point of beginning;
thence North $88^{\circ}57'$ East to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 26, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 26;
thence North $39^{\circ}32'$ East 410.8 feet;
thence North $89^{\circ}53'$ East 203.36 feet;
thence North $0^{\circ}47'$ West to a point 125 feet South of the Southeast corner of that certain Tract conveyed to Donovan W. Miller, by deed dated January 18, 1968 and recorded January 19, 1968, under Auditor's File No. 709194 in Volume 11 of Official Records, page 142, and the true point of beginning;
thence continue North $0^{\circ}47'$ West 125 feet to the Southeast corner of said Donovan W. Miller Tract;
thence South $88^{\circ}57'$ West along the South line of said Donovan W. Miller Tract to the Southwest corner thereof;
thence South $0^{\circ}01'$ West to a point that bears South $88^{\circ}57'$ West from the true point of beginning;
thence North $88^{\circ}57'$ East to the true point of beginning.

Situate in the County of Skagit, State of Washington.