



201704190066

Skagit County Auditor
4/19/2017 Page

1 of 2 3:48PM \$74.00

AFTER RECORDING MAIL TO:
Daniel E. Coffee and Esther L. Coffee
814 S Anacortes Street
Burlington, WA 98233

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 17-76491

Statutory Warranty Deed

Grantor(s):	Robert A. Menezes and Lori E. Menezes, husband and wife
Grantee(s):	Daniel E. Coffee and Esther L. Coffee, husband and wife
Abbreviated Legal:	Ptn Tr. 63, Burlington Acreage Property
Additional legal(s) on page:	<i>Land Title and Escrow</i>
Assessor's Tax Parcel Number(s):	P62728 <i>01-161657-S</i>

THE GRANTOR **Robert A. Menezes and Lori E. Menezes, husband and wife**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Daniel E. Coffee and Esther L. Coffee, husband and wife**, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Dated: April 17, 2017

Robert A. Menezes
Robert A. Menezes

Lori E. Menezes
Lori E. Menezes

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171612
APR 19 2017

Amount Paid \$ *5291.60*
Skagit Co. Treasurer
By *Sharon* Deputy

STATE OF Wa }
County of Skagit } SS.

I certify that I know or have satisfactory evidence that Robert A. Menezes and Lori E. Menezes is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 18 day of April, 2017

Sharon E. Schoonover
Notary Public in and for the State of WASHINGTON
Residing at: *Sh Steerey*
My appointment expires: *11/1/18*

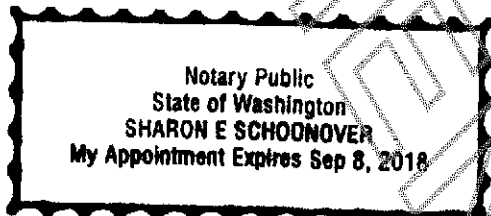


EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

That portion of Tract 63, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Tract 63;
thence North $0^{\circ}24'$ West, a distance of 235.00 feet to the true point of beginning;
thence South $89^{\circ}40'43''$ East parallel to the South line of said Tract 63, a distance of 253.31 feet;
thence North $0^{\circ}18'35''$ West, a distance of 100.00 feet;
thence North $89^{\circ}40'43''$ West, a distance of 238.48 feet;
thence South $0^{\circ}24'$ East, a distance of 63.90 feet;
thence North $89^{\circ}40'43''$ West, a distance of 15.00 feet to the West line of said Tract 63;
thence South $0^{\circ}24'$ East, a distance of 36.10 feet to the true point of beginning.

TOGETHER WITH an access easement for purposes of ingress and egress over and across the West 120.00 feet to the South 30.00 feet of the following described property:

Beginning at the Southwest corner of said Tract 63;
thence South $89^{\circ}40'43''$ East along the South line of said Tract 63, a distance of 252.95 feet;
thence North $0^{\circ}18'35''$ West, a distance of 335.00 feet to the true point of beginning;
thence continue North $0^{\circ}18'35''$ West, a distance of 320.63 feet to the North line of said Tract 63;
thence South $43^{\circ}53'17''$ West, a distance of 342.22 feet to a point 15.00 feet East of, as measured at right angles to the West line of said Tract 63;
thence South $0^{\circ}24'$ East parallel to the West line of Tract 63, a distance of 72.65 feet;
thence South $89^{\circ}40'43''$ East, a distance of 238.48 feet to the true point of beginning.

Situate in the City of Burlington, County of Skagit, State of Washington.