

When recorded return to:
Jack L. Christian, Jr and Peggy J. Christian
506 Creek Lane
Sedro Woolley, WA 98284



201705120086

Skagit County Auditor \$75.00
5/12/2017 Page 1 of 3 1:41PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030859

CHICAGO TITLE
620030859

STATUTORY WARRANTY DEED

THE GRANTOR(S) Patricia Elaine Brown, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jack L. Christian, Jr and Peggy J. Christian, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

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

Abbreviated Legal: (Required if full legal not inserted above.)

PTN NE SW, 19-35-05 Tax/Map ID(s):

Tax Parcel Number(s): P39886 / 350519-3-006-0001,

Subject to:

- 1. City, county or local improvement district assessments, if any.

Dated: May 8, 2017

Patricia - Elaine Brown

Patricia Elaine Brown

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172058
MAY 12 2017

Amount Paid \$ 2,141.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

STATUTORY WARRANTY DEED

(continued)

OREGON
State of ~~WASHINGTON~~
County of ~~SKAGIT WASHINGTON~~

I certify that I know or have satisfactory evidence that Patricia Elaine Brown is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/11/2017

Name: Judy Ann Evenhus
Notary Public in and for the State of OREGON
Residing at: WASHINGTON
My appointment expires: 10/10/2019

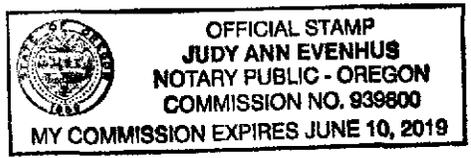


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39886 / 350519-3-006-0001

Parcel A:

The West 65 feet of the North 162.78 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 35 North, Range 5 East, Willamette Meridian, EXCEPT the North 30 feet thereof as conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 23175, ALSO EXCEPT that portion thereof lying within the following described tract:

Commencing at the West 1/4 corner of said Section 19; thence North 89°58'30" East along the North line of said Southwest 1/4, 1510.95 feet to the Northwest corner of said East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 and the True Point of Beginning; thence continue North 89°58'30" East along said North line, 39.62 feet; thence South 1°50'13" East along an existing fence line, 668.06 feet to the South line of said subdivision; thence North 89°39'29" West along said South line 25.83 feet to the Southwest corner of said subdivision; thence North 3°01'08" West along the West line of said subdivision 668.48 feet to the True Point of Beginning.

Parcel B:

That portion of the North 162.78 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/2 of Section 19, Township 35 North, Range 5 East, Willamette Meridian, being more particularly described as follows:

Commencing at the Northeast corner of said Southwest 1/4 of Section 19; thence South 89°58'30" West along the North line of said Southwest 1/4, a distance of 935.54 feet to the Northeast corner of the West 65 feet of the East 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 19, being also the True Point of Beginning; thence South 1°50'13" East parallel to the West line of said East 1/2 of the Northwest 1/4 of the Southwest 1/4, a distance of 162.86 feet; thence North 89°58'30" East a distance of 38.69 feet; thence North 0°30'30" West a distance of 162.78 feet to the North line of said Southwest 1/4 of Section 19; thence South 89°58'30" West a distance of 42.47 feet to the True Point of Beginning.

EXCEPT the North 30 feet thereof as conveyed to Skagit County for road purposes by deed recorded under Auditor's File No. 23175.

All situated in Skagit County, Washington.