



201706210065

Skagit County Auditor

\$75.00

6/21/2017 Page

1 of

3 3:40PM

AFTER RECORDING MAIL TO:

Jennifer Barker, Member

PO BOX 11

Bow, WA 98232

Filed for Record at Request of:

Land Title & Escrow of Skagit & Island County

Escrow No.: 01-162101-OE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172736

JUN 21 2017

Amount Paid \$2,764.⁰⁰

Skagit Co. Treasurer

By *[Signature]* Deputy

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS RICHARD G. WYCKOFF and RUTHEIA L. WYCKOFF, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **EDISON INVESTMENTS LLC**, a Washington Limited Liability Company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 4, SP 91-029, Being a Ptn of NW $\frac{1}{4}$ of NW $\frac{1}{4}$, 36-36-2E W.M.

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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 Company's preliminary commitment no. 01-162101-OE.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 360236-2-003-1106, P101557

Dated April 26th, 2017

[Signature of Richard G Wyckoff]
Richard G Wyckoff

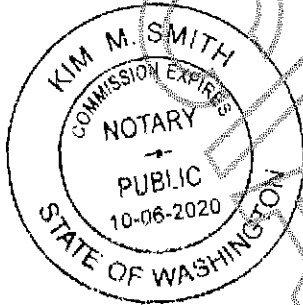
[Signature of Rutheia L Wyckoff]
Rutheia L Wyckoff

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Richard G Wyckoff and Rutheia L Wyckoff**

are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: April 26, 2017



Kim M. Smith
Kim M. Smith
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10-6-2020

LPB

EXHIBIT A

PARCEL "A":

Lot 4 of Skagit County Short Plat No. 91-029, as approved June 13, 1991, and recorded June 17, 1991, in Volume 9 of Short Plats, page 377, under Auditor's File No. 9106170082, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, Township 36 North, Range 2 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress and utilities over and across a strip of land 60 feet in width, more particularly described as follows:

Beginning at a point on the West line of said Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 36, 660 feet South of the Northwest corner thereof;
thence North $88^{\circ}57'$ East parallel to the North line of said subdivision to a point 340 feet West of the East line of said subdivision;
thence South parallel to the East line of said subdivision a distance of 60 feet, more or less, to a point 600 feet North of the South line of said subdivision;
thence West parallel to the South line of said subdivision to the West line of said subdivision;
thence North along the West line of said subdivision a distance of 60 feet, more or less, to the point of beginning,

EXCEPT County road along the West line thereof.

Situate in the County of Skagit, State of Washington.