

AFTER RECORDING MAIL TO:

Tyler Wasilewski
23489 Bassett Road
Sedro Woolley, WA 98284



201706300208

Skagit County Auditor \$75.00
6/30/2017 Page 1 of 3 3:35PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-162870-GE

Land

Statutory Warranty Deed

THE GRANTORS PHIL A. HEDINGTON and TRUDY L. HEDINGTON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TYLER WASILEWSKI, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn SE NW, 13-35-4 E W.M.

For Full Legal See Attached Exhibit "A"

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. 01-162870.

Tax Parcel Number(s): 350413-0-036-0008, P36403

Dated June 28, 2017

Phil A Hedington

Phil A Hedington

Trudy L Hedington

Trudy L Hedington

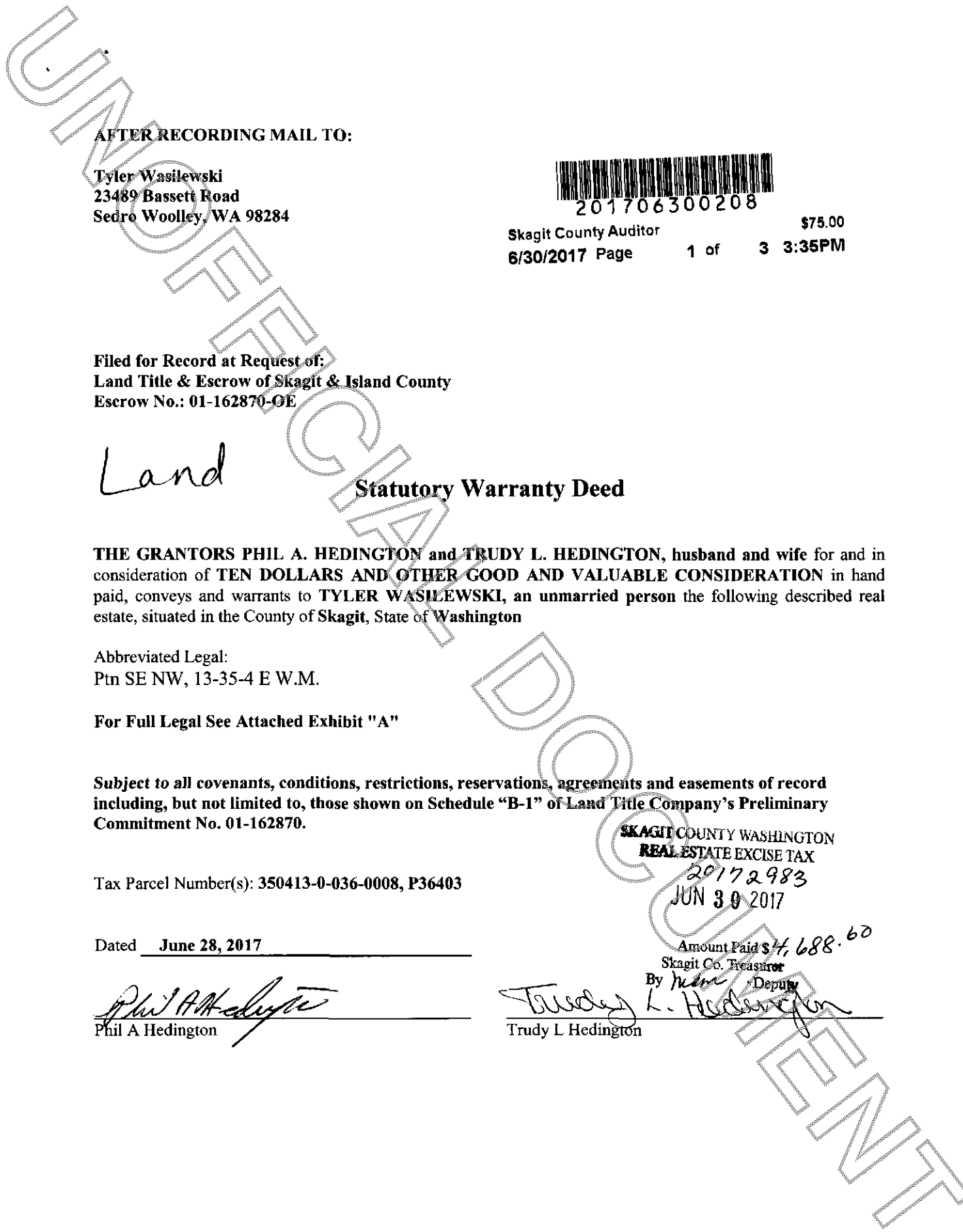
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20172983
JUN 30 2017

Amount Paid \$4,688.60

Skagit Co. Treasurer

By *Trudy L Hedington* Deputy




STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Phil A Hedington and Trudy L Hedington**

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: June 27, 2017

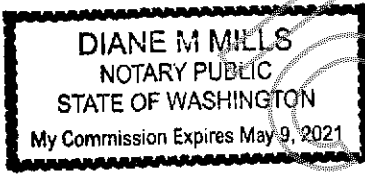


Diane M Mills

Notary Public in and for the State of Washington

Residing at Milton

My appointment expires: May 9, 2021



UNOFFICIAL DOCUMENT

Schedule "A-1"

01-162870-OE

DESCRIPTION:

That portion of the following described tract lying within the boundaries of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 35 North, Range 4 East, W.M., and lying Northerly of the Bassett County Road as conveyed to Skagit County by Right of Way Deed dated June 29, 1927, recorded August 18, 1927, in Volume 144 of Deeds, page 140, under Auditor's File No. 206542, records of Skagit County, Washington:

Beginning at the North $\frac{1}{4}$ corner of said Section 13;
thence South $86^{\circ}49'30''$ West a distance of 668.1 feet;
thence South $03^{\circ}05'26''$ East a distance of 1,548.37 feet to the true point of beginning;
thence North $80^{\circ}25'24''$ East a distance of 191.00 feet;
thence South $18^{\circ}41'52''$ East 156.52 feet;
thence North $74^{\circ}12'08''$ East a distance of 120.61 feet, more or less, to a point on the North line of said Bassett County Road;
thence Southwesterly along the North line of said Bassett County Road to a point which lies South $03^{\circ}05'26''$ East of the true point of beginning;
thence North $03^{\circ}05'26''$ West a distance of 275 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.