



201708090047

Skagit County Auditor

\$76.00

8/9/2017 Page

1 of

3 3:08PM

AFTER RECORDING MAIL TO:

Ms. Susan McCaskill
4709 Woodside Lane
Mount Vernon, WA 98274

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-161348-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR WOODSIDE 1 & 2 LLC, a Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **SUSAN C. MCCASKILL**, a single woman the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Lot 33, Woodside PUD Divs. 1 & 2

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 6038-000-033-0000, P133267

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. 01-161348-OE

Dated August 3, 2017

Woodside 1&2, LLC, a Washington limited liability company

Kendra F. Decker

By: Kendra F. Decker, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201737091
AUG 09 2017

Amount Paid \$65.00
Skagit Co. Treasurer
By MB Deputy

LPB 10-05(1-2)

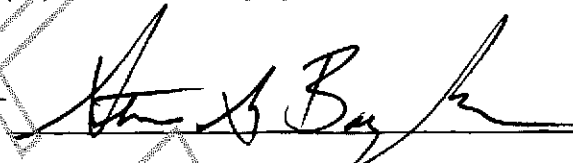
STATE OF Washington }
COUNTY Skagit } SS:
OF _____

I certify that I know or have satisfactory
evidence that

Kendra F. Decker

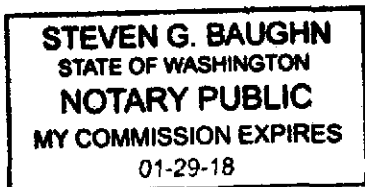
_____ is/~~are~~ the ~~Person~~ who appeared before
me, and said person(~~s~~) acknowledge she signed this instrument, on oath She is
is/~~are~~ authorized to execute the instrument and acknowledge that as the
Manager of Woodside 1&2, LLC, a Washington limited liability
to be the free and voluntary act of such party(~~s~~) for the uses and purposes mentioned in this
instrument.

Dated: 08/07/2017


Notary Public in and for the State Washington

Residing Mount Vernon, WA

My appointment 01-29-2018



LPB

EXHIBIT A

Lot 33, "PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2", recorded July 27, 2016, under Skagit County Auditor's File No. 201607270025.

TOGETHER WITH that portion of Tract 997, said "PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2", described as follows:

Beginning at the Southerly most corner of Lot 33, said "PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2"; being a common corner with Lot 32 of said plat;
thence South $41^{\circ}21'16''$ East on a Southeasterly project of the common line between said Lots 32 and 33 for a distance of 8.21 feet;
thence North $46^{\circ}23'23''$ East for a distance of 17.89 feet, more or less, to the South line of said Lot 33;
thence North $89^{\circ}27'56''$ West along said South line of Lot 33 for a distance of 11.25 feet, more or less, to an angle point in said line at a point bearing North $48^{\circ}38'44''$ East from the POINT OF BEGINNING;
thence South $48^{\circ}38'44''$ West along a Southerly line of said Lot 33 for a distance of 9.50 feet, more or less, to the POINT OF BEGINNING.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.