



201708110019

AFTER RECORDING MAIL TO:

Sydney S. Korrell
4706 Camano Place
Anacortes, WA 98221

Skagit County Auditor \$76.00
8/11/2017 Page 1 of 3 8:51AM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-162415-FE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR MARY HODGSON ROSE, who acquired title as MARY H. ROSE, an unmarried person, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SYDNEY S. KORRELL and SHANNON KORRELL, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn NE, SW, 12-34-1 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. 02-162415-FE.

Tax Parcel Number(s): 340112-0-030-0009, P19249

Dated August 8, 2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173731
AUG 11 2017

Amount Paid \$ 5754.40
Skagit Co. Treasurer
By HB Deputy

Mary Hodgson Rose
Mary Hodgson Rose

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

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

Dated: August 10, 2017

Liam Coleman
~~Shelley Miner~~ **LIA M COLEMAN**
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: ~~5/15/19~~ 8/25/2019

Notary Public
State of Washington
LIA M COLEMAN
Appointment Expires Aug. 25, 2019

EXHIBIT A

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of the Southwest $\frac{1}{4}$ of said Section 12;
thence South along the East line of said Southwest $\frac{1}{4}$, a distance of 466 feet;
thence West a distance of 566 feet;
thence North a distance of 466 feet to the North line of said Southwest $\frac{1}{4}$;
thence East along said North line, a distance of 566 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for roadway 7 feet in width over the East 7 feet of the following described tract:

Beginning 566 feet West and 466 feet South of the center of said Section 12;
thence South 460 feet;
thence East 100 feet;
thence North to a point East of the point of beginning;
thence West to the point of beginning, EXCEPT County road rights of way.

Situate in the County of Skagit, State of Washington.