



201708310091

Skagit County Auditor

\$75.00

8/31/2017 Page

1 of

2 1:37PM

AFTER RECORDING MAIL TO:

Frederic A. Raney and Susan G. Raney
1400 East Boston
Seattle, WA 98112

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174134
AUG 31 2017

Amount Paid \$ 8015.⁰⁰
Skagit Co. Treasurer

Filed for Record at Request of:
First American Title Insurance Company

By *man* Deputy

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

114579

STATUTORY WARRANTY DEED

File No: 4221-2923837 (TRS)

Date: August 30, 2017

Grantor(s): **Living Trust of Edward Morgan and Elizabeth Jo Morrow**

Grantee(s): **Frederic A. Raney and Susan G. Raney**

Abbreviated Legal: **Lot 7, DUNLAP & JENNE'S CAMPING TRACTS, as per plat recorded in Volume 4 of Plats, page 48, records of Skagit County**

Additional Legal on page:

Assessor's Tax Parcel No(s): **3906-000-007-0002**

THE GRANTOR(S) Edward Morgan Morrow and Elizabeth Jo Morrow, as trustees under the **Living Trust of Edward Morgan and Elizabeth Jo Morrow, Dated March 8, 2004** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Frederic A. Raney and Susan G. Raney, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 7, DUNLAP & JENNE'S CAMPING TRACTS, as per plat recorded in Volume 4 of Plats, page 48, records of Skagit County, Washington.

TOGETHER WITH that portion of the second class tidelands conveyed by the State of Washington by Deed recorded under Auditor's File No. 240485, situate in front of, adjacent to or abutting thereon and lying between the East and West lines of said Lot 7, extended Northerly, **EXCEPT** that portion of said tidelands lying within the boundaries of a tract conveyed by the State of Washington to Jno Earls for cultivation of oysters by Deed dated October 15, 1901, recorded November 9, 1942, in Volume 187 of Deeds, page 427, under Auditor's File No. 357411.

TOGETHER WITH that portion of vacated Roney Road #295 adjacent to said premises which upon vacation, reverted to said premises by operation of law, as contained in final Order of Vacation recorded May 16, 1991, under Auditor's File No. 9105160020, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Living Trust of Edward Morgan and Elizabeth
Jo Morrow, Dated March 8, 2004

Edward M. Morrow Trustee

Edward Morgan Morrow, Trustee

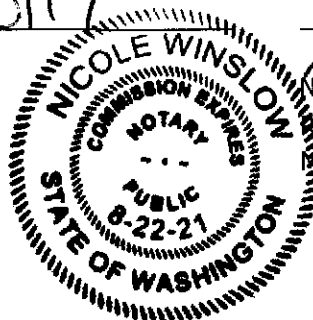
Elizabeth Jo Morrow Trustee

Elizabeth Jo Morrow, Trustee

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Edward Morgan Morrow and Elizabeth Jo Morrow**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Trustees of Living Trust of Edward Morgan and Elizabeth Jo Morrow, Dated March 8, 2004** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/30/17



Nicole Winslow
Notary Public in and for the State of Washington
Residing at: Marystown
My appointment expires: 8/22/21