



201709080107

Skagit County Auditor \$77.00
9/8/2017 Page 1 of 4 3:53PM

WHEN RECORDED RETURN TO:
Name: Tracy L. McCain
Address: 540 N. 3rd Street
La Conner, WA 98257

CHICAGO TITLE
620031562

Escrow Number: 726113RT
Filed for Record at Request of: *Rainier Title, LLC*

STATUTORY WARRANTY DEED

THE GRANTOR(S), Roy I Dyer and Sylvia M Dyer, husband and wife, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Tracy L. McCain, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Legal Description Attached as Exhibit A

Situate in the County of Skagit, State of Washington.

Subject to: See attached Exhibit A, which is made a part hereof by this reference.

Abbreviated Legal: Lot(s): ptn. 7 Block: B CALHOUN ADDITION TO THE TOWN OF LA CONNER

Tax Parcel Number(s): P74222

Dated: September 6, 2017

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174273
SEP - 8 2017

Amount Paid \$ 5879.00
Skagit Co. Treasurer
By HB Deputy

Signature and Notary follow on next page

LPB 10-05 (14)

This page is attached to and made a part of the Statutory Warranty Deed

Sylvia M Dyer
Sylvia M Dyer

STATE OF Washington

J 6

ss.

COUNTY OF Skagit

SS

I certify that I know or have satisfactory evidence that ~~Paul Dyer and~~ Sylvia M Dyer is) are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/8, 2017

Javier Guzman

Name: Javier Guzman
Notary Public in the State of Washington
Residing in Burlington, WA
My Commission Expires: 04-19-2021



This page is attached to and made a part of the Statutory Warranty Deed

Roy I Dyer

Sylvia M Dyer

STATE OF Washington

ss.

COUNTY OF Skagit

I certify that I know or have satisfactory evidence that Roy I Dyer and Sylvia M Dyer are the person(s) who appeared before me, and said person acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 8, 2017



Rosa Elena Zamora

Name:

Notary Public in the State of Washington
Residing in Skagit County, Anacortes
My Commission Expires: 7/1/2019



EXHIBIT A

For APN/Parcel ID(s): P74222 / 4124-018-007-0008

THE NORTH 246.2 FEET OF LOT 7, BLOCK B, CALHOUN ADDITION TO THE TOWN OF LA CONNER, AS PER THE PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOT 7, BLOCK B, CALHOUN ADDITION TO THE TOWN OF LA CONNER, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 7 THAT IS 130 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 7, THENCE SOUTH A DISTANCE OF 130 FEET TO INTERSECT A LINE DRAWN EAST FROM A POINT ON THE WEST LINE OF SAID LOT 7 THAT IS 135 FEET SOUTH OF THE NORTHWEST CORNER THEREOF AT A POINT THAT IS 179 FEET EAST OF THE WEST LINE OF SAID LOT 7 AS MEASURED ALONG SAID INTERSECTING LINE, THENCE WEST ALONG SAID LINE A DISTANCE OF 179 FEET TO THE WEST LINE OF SAID LOT 7; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 7 TO A POINT THAT IS 246.2 FEET SOUTH OF THE NORTH LINE OF SAID LOT 7; THENCE EAST ALONG A LINE PARALLEL TO AND 246.2 FEET SOUTH OF THE NORTH LINE OF SAID LOT 7 TO THE EAST LINE OF SAID LOT 7; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 7 A DISTANCE OF 246.2 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 220 FEET, MORE OR LESS, TO THE POINT OF BEGINNING;

EXCEPT THAT PORTION IF ANY, LYING WITHIN THE SOUTH 218.5 FEET OF SAID LOT 7.
Situated in Skagit County, Washington