

When recorded return to:  
Laurie S Walloch  
9708 58th Place West  
Mukilteo, WA 98275



Skagit County Auditor \$77.00  
10/23/2017 Page 1 of 4 3:47PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620032625

CHICAGO TITLE  
620032625

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Ruth T. Sexton, an unmarried person, as her separate estate and Kathleen Aker, Personal Representative of The Estate of Bruce R. Sexton

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Laurie S Walloch, a married woman as her separate estate

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN SW SW, 26-36-03 Tax/Map ID(s):

Tax Parcel Number(s): P48293 / 360326-0-010-0110,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20175003  
OCT 23 2017

Amount Paid \$ 4811.<sup>00</sup>  
Skagit Co. Treasurer  
By *mm* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: October 12, 2017

Ruth T. Sexton  
Ruth T. Sexton

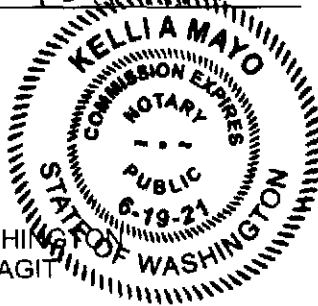
The Estate of Bruce R. Sexton

BY: Kathleen Aker  
Kathleen Aker  
Personal Representative

State of WASHINGTON  
County of SKAGIT

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

Dated: 10/17/17

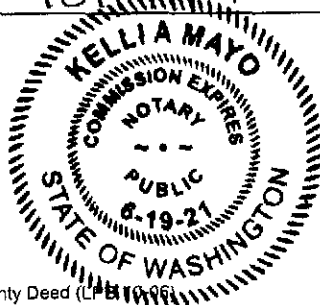


Kellia Mayo  
Name: Kellia A. Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/21

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Kathleen Aker is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as Personal Representative of The Estate of Bruce R. Sexton to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 10/17/17



Kellia Mayo  
Name: Kellia A. Mayo  
Notary Public in and for the State of WA  
Residing at: Sedro Woolley  
My appointment expires: 6/19/21

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P48293 / 360326-0-010-0110**

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The East 200 feet of the following described tracts:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 36 North, Range 3 East, Willamette Meridian, described as follows:

Beginning at the Southwest corner of said Southwest 1/4 of the Southwest 1/4 of Section 26; thence North 39° 32' East 410.8 feet; thence North 89° 53' East 203.36 feet; thence North 0° 47' West 614.33 feet to the true point of beginning of this description; thence from said true point of beginning continue North 0° 47' West a distance of 200.00 feet; thence South 87° 40' West 442.88 feet to the centerline of the Colony Road; thence South 14° 08' East 162.23 feet; thence South 17° 03' East along the center line of said road to a point that bears South 88° 57' West from the true point of beginning; thence North 88° 57' East to the true point of beginning.

EXCEPT Colony Road along the Westerly line thereof.

EXCEPTING from all of the above, the South 100 feet of the West 80 feet thereof.

AND EXCEPT the following described parcel:

Beginning at a point 10 feet East of the Northeast corner of the following described tract:

The South 100 feet of the West 80 feet of the East 200 feet of the following described property:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 26, Township 36 North, Range 3 East, Willamette Meridian described as follows:

Beginning at the Southwest corner of said Southwest 1/4 of the Southwest 1/4 of Section 26; thence North 39° 32' East 410.8 feet; thence North 89° 53' East 203.36 feet; thence North 0° 47' West 614.33 feet to the true point of beginning of this description; thence from said true point of beginning continue North 0° 47' West a distance of 200.0 feet; thence South 87° 40' West 442.88 feet to the centerline of the Colony Road; thence South 14° 08' East 162.23 feet; thence South 17° 03' East along the centerline of said road to a point that bears South 88° 57' West from the true point of beginning; thence North 88° 57' East to the true point of beginning.

EXCEPT Colony Road along the Westerly line thereof.

Thence Southwesterly to the Southeast corner of the above described tract; thence Northerly along the East boundary of the above described tract to the Northeast corner thereof; thence to the true point of beginning.

Situate in the County of Skagit, State of Washington.

**EXHIBIT "B"**  
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document.

Granted to: Puget Sound Power & Light Company  
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances  
Recording Date: December 3, 1990  
Recording No.: 9012030083

2. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: December 5, 1995  
Recording No.: 9512080098

3. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 2, 2014  
Recording No.: 201412020050  
Matters shown: Possible encroachment of a retaining wall on the Northeast corner of said premises and possible overlap of legal with property to the east.

An agreement to modify the terms and provisions of said deed of trust as therein provided

Executed by: Ruth T. Sexton and Bruce R. Sexton, wife and husband  
Recording Date: January 22, 2008  
Recording No.: 200801220131

4. City, county or local improvement district assessments, if any.