

AFTER RECORDING MAIL TO:
Dusty Webb and Tracy Webb
7689 S Park Avenue
Concrete, WA 98237



Skagit County Auditor \$75.00
11/15/2017 Page 1 of 2 1:43PM

CHICAGO TITLE
620032764

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 17-119786

Statutory Warranty Deed

Grantor(s): Lorraine E. Simpson, Trustees of The Simpson Family Living Trust
Grantee(s): Dusty Webb and Tracy Webb, husband and wife
Abbreviated Legal: Ptn. W/2 Tracts 13 and 14, PLAT OF SUNRISE ADDITION
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P70904

THE GRANTOR **Lorraine E. Simpson, Trustees of The Simpson Family Living Trust**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Dusty Webb and Tracy Webb, husband and wife**, the following described real estate, situated in the County of Skagit, State of Washington:

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

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Dated: November 10, 2017

Lorraine E. Simpson, Trustee
Lorraine E. Simpson, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015896
NOV 15 2017

STATE OF Washington }
County of Pierce }

SS.

Amount Paid \$ 4188.00
Skagit Co. Treasurer
By Mh Deputy

I certify that I know or have satisfactory evidence that Lorraine E. Simpson (s) 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) was/are authorized to execute the instrument and acknowledged it as the trustee(s) of Leonard V. Simpson and Lorraine E. Simpson, Trustees of The Simpson Family Living Trust to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in the instrument.

Dated this 10 day of November, 2017

Abraham Obelke
Notary Public in and for the State of WASHINGTON
Residing at: Puyallup, WA Pierce County
My appointment expires: 12/28/20

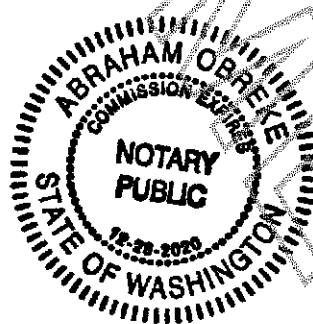


EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

For APN/Parcel ID(s): P70904/ 4064-000-014-0207

That portion of the West Half of Tracts 13 and 14, PLAT OF SUNRISE ADDITION, SKAGIT COUNTY,

according to the plat thereof, recorded in Volume 4 of Plats, page 44, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Tract 13;

Thence South a distance of 300 feet to the true point of beginning of this description;

Thence East a distance of 200 feet;

Thence South a distance of 355 feet, more or less to the South line of said Tract 14;

Thence West along the South line of Tract 14 to the Southwest corner thereof;

Thence North along the West line of said Tract 14 and 13 to the point of beginning.

EXCEPT the South 100 feet of the West 200 feet of Tract 14 and vacated street adjoining, as conveyed

to Hurn Shingle Company, Inc., by Boundary Line Adjustment Quit Claim Deed recorded May 4, 1993,

under Auditor's File No. 9305040084, records of Skagit County, Washington.

TOGETHER WITH the East Half of vacated Second Avenue (Park Street) as vacated by instrument

recorded April 8, 1993, under Auditor's File No. 9304080018 and amended by Ordinance No 400,

recorded March 28, 1996 under Auditor's File No. 9603280052, records of Skagit County, Washington.

Situated in Skagit County, Washington.