



201802090081

Skagit County Auditor

\$76.00

2/9/2018 Page

1 of

3 3:34PM

AFTER RECORDING MAIL TO:

Mr. and Mrs. Sylvia Phipps
8823 Holly Drive #G102
Everett, WA 98208

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-166058-OE.

Land Title and Escrow**Statutory Warranty Deed**

THE GRANTORS FREDRICK L JUDD and TERRI L JUDD, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SYLVIA PHIPPS and JESSICA PHIPPS, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn NE NE, 24-34-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340324-0-032-0001, P22546

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

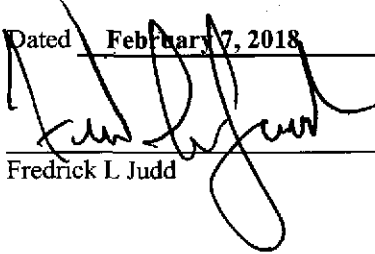
2018530
FEB 09 2018

Amount Paid \$ 4330.40
Skagit Co. Treasurer

By  Deputy

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 and Escrow Company's Preliminary Commitment No. 01-166058-OE.

Dated February 7, 2018


Fredrick L Judd


Terri L Judd

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that **Fredrick L Judd and Terri L Judd**

are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: February 8, 2018



Donna Linson

Notary Public in and for the State of Washington

Residing at Stanwood

My appointment expires: 4-20-2021

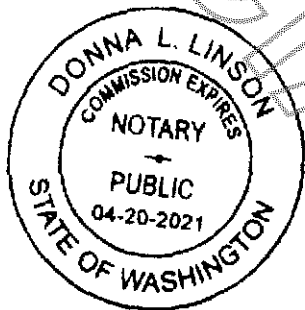


EXHIBIT A

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 3 East, W.M., described as follows:

From the intersection of the East line of said Section 24, and the Southerly right-of-way line of Memorial Highway, run Northwesterly along said right-of-way line, 457.17 feet to the most Easterly corner of that certain tract conveyed to Harold Brandstad and Clayton Wilson by Deed dated November 18, 1946, recorded December 4, 1946, under Auditor's File No. 398669, records of Skagit County; thence Southwesterly at right angles to said highway right-of-way and along the Southeasterly line of said Brandstad & Wilson Tract, a distance of 85 feet to the TRUE POINT OF BEGINNING; thence from said True Point of Beginning run Northeasterly along the Southeasterly line of said Brandstad & Wilson Tract 85 feet to the Southerly line of said highway right-of-way; thence Southeasterly along the Southerly line of said highway right-of-way, a distance of 65.75 feet to the Northwesterly corner of that certain tract conveyed to Herbert F. Young, by Deed dated May 16, 1933, recorded May 17, 1933, under Auditor's File No. 256229, records of Skagit County; thence South along the West line of said Young Tract, a distance of 91.15 feet to the Northeast corner of that certain tract conveyed to Bertha Brandstad, by Deed dated December 3, 1946, recorded February 27, 1947 under Auditor's File No. 401441, records of Skagit County; thence West along the North line of said Brandstad Tract and the North line thereof extended a distance of 86 feet; thence North 49 feet; thence Northwesterly in a straight line a distance of 26 feet, more or less, to the true point of beginning.

Also, that portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 34 North, Range 4 East, W.M., described as follows:

Begin at the Northerly most corner of those premises conveyed to Salvage Enterprises, LLC, a Washington LLC, by that certain deed recorded July 14, 2010, as Skagit County Auditor's File No. 201007140118, said corner being staked and delineated on the face of a Survey recorded September 9, 2010, as Auditor's File No. 201009090056; thence Southeasterly along the Northeasterly line of said premises, being also the Southwesterly line of State Route 536, known as Memorial Highway, a distance of 20 feet, to a stake on a fence line delineated on said Survey; thence Southwesterly along said fence line to a stake on the West line of said premises lying 55.00 feet from the point of beginning; thence North along said West line 55.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.