

AFTER RECORDING MAIL TO:

Ian P Wilson
929 Willard Court
Sedro-Woolley, WA 98284



201805240099

05/24/2018 03:41 PM Pages: 1 of 3 Fees: \$76.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-167262-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR PATRICK CONRAD GRANT, an unmarried man, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to IAN P. WILSON, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Lot 8, State Street Add. To Sedro.

Iw

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P77243, 4173-000-008-0302

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. 01-167262-OE.

Dated May 23, 2018

Patrick Conrad Grant

Patrick Conrad Grant

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182167
MAY 24 2018

Amount Paid \$4,811.⁰⁰
Skagit Co. Treasurer
By *mdm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Patrick Conrad Grant** is / are the person(s) who appeared before me, and said person(s) 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: May 23, 2018

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018

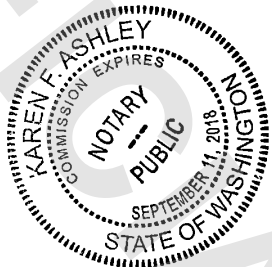


EXHIBIT A

That portion of Lot 8, "STATE STREET ADDITION TO SEDRO, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 61, records of Skagit County, Washington, and portion of vacated street adjoining, all being more particularly described as follows:

Beginning at the Northwest corner of said Lot 8;

thence South 89°59'45" East along the North line of said Lot 8 for a distance of 106.33 feet;

thence South 01°21'49" East for a distance of 154.04 feet to the true point of beginning;

thence continuing South 01°21'49" East for a distance of 35.00 feet;

thence North 89°59'45" West for a distance of 20.01 feet;

thence South 01°21'49" East for a distance of 100.04 feet to the South line of said Lot 8;

thence South 89°59'45" East along said South line for a distance of 93.20 feet to the East line of the Southwest ¼ of Section 19, Township 35 North, Range 5 East, W.M.;

thence North 02°43'36" West along said East line for a distance of 135.16 feet to a point from which the true point of beginning bears North 89°59'45" West;

thence North 89°59'45" West for a distance of 69.98 feet to the true point of beginning,

EXCEPT the South 7.00 feet thereof.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.