



201806250228

06/25/2018 03:57 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Return Address:

Document Title:

Statutory Warranty Deed

Reference Number (if applicable): _____

Grantor(s):

☐ additional grantor names on page ____.

- 1) Garrett P. Hobay
- 2) Sarah H. Hobay

Grantee(s):

☐ additional grantor names on page ____.

- 1) Daniel C. Matthew
- 2) Shawn D. Longworth

Abbreviated Legal Description:

☐ full legal on page(s) ____.

Lot 1, Short Plat No. 90-32.

Assessor Parcel /Tax ID Number:

☐ additional parcel numbers on page ____.

P36251

Recording Requested By:
Daniel Matthieu and Shawn Longworth

When Recorded Mail This Deed To:
Daniel Matthieu and Shawn Longworth
23942 Cordy Lane
Sedro Woolley, WA 98284

Tax I.D. #350412-1-004-0005, P36251

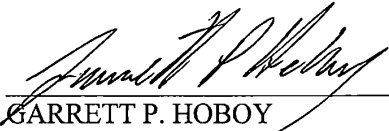
SPACE ABOVE THIS LINE FOR RECORDER'S USE

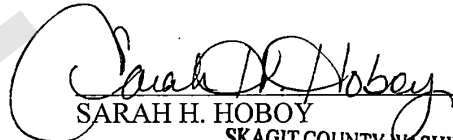
Statutory Warranty Deed

GRANTORS, **GARRETT P. HOBOY and SARAH H. HOBOY**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GRANTEEES, **DANIEL C. MATTHIEU and SHAWN D. LONGWORTH**, both single, as Joint Tenants with Right of Survivorship, and not as Tenants-in-Common and not as Community Property, the following real property in the County of Skagit, State of Washington, described as follows:

SEE ATTACHED EXHIBIT "A"
(legal description)


Dated: June 22, 2018.


GARRETT P. HOBOY


SARAH H. HOBOY

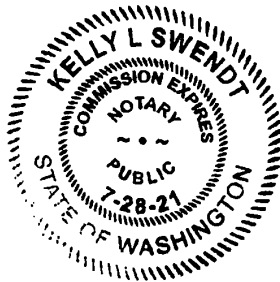
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 2765
JUN 25 2018

STATE OF WASHINGTON)
SS
COUNTY OF SKAGIT)

Amount Paid \$ 2141.⁰⁰
By Skagit Co. Treasurer 
Deputy

On this date personally appeared before me GARRETT P. HOBOY and SARAH H. HOBOY, to me known to be in the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and the purposes therein mentioned.

SUBSCRIBED AND SWORN to before me this 22nd day of June, 2018.



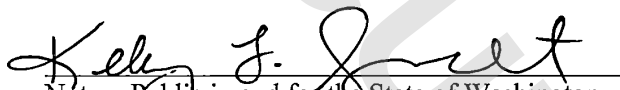

Notary Public in and for the State of Washington,
residing in Bellingham.
My Commission Expires: 07-28-21

EXHIBIT "A"

(legal description)

Commonly known as: 23942 Cordy Lane, Sedro Woolley, WA 98284

Lot 1 S/P 90-32 Rec. AF #9007310009, except those portions of Lot 1, Short Plat Number 90-32 filed in Volume 9 of Short Plats at Page 246 as Skagit County Auditor's File Number 9007310009 Lying in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 35 North, Range 4, W.M. Lying North and/or East of the following described line:

Commencing at the Southeast corner of said Lot 1; thence South 89° 12' 56" West along the South line of said Lot 1, a distance of 218.43 feet to the initial point of this line description;

thence North 12°19'54" East, a distance of 78.87 feet;

thence North 52°48'52" East, a distance of 81.01 feet to the Northeasterly line of the Private Road and Utility Easement, Cordy Lane;

thence North 37°11 '08" West along said Northeasterly line, a distance of 120.10 feet to the North line of said Lot 1;

thence South 89°06'18" West along the North line of the Lot 1, a distance of 74.44 feet to the Southwesterly line of the Private Road and Utility Easement, Cordy Lane;

thence North 37°11 '08" West along said Southwesterly line, a distance of 52.30 feet;

thence South 89°06' 18" West, a distance of 40.00 feet;

thence North 37°11 '08" West, a distance of 26.84 feet;

thence South 87°22'21" West, a distance of 91.07 feet;

thence South 70°28' 17" West, a distance of 30.88 feet;

thence South 15°05'21" West, a distance of 103.56 feet;

thence South 66°29'41" West, a distance of 35.23 feet;

thence South 73°46'01" West, a distance of 116.21 feet;

thence North 67°55'31" West, a distance of 133.00 feet;

thence North 62°22'23" West, a distance of 43.23 feet;

thence North 42°56'37" feet West, a distance of 27.10 feet to a point on the North line of said Lot 1 which lies 401.23 feet from the Northwest corner thereof and terminus of this line description.

Also together with that portion of Lot 2, Short Plat Number 90-32 filed in Volume 9 of Short Plats at Page 246 as Skagit County Auditor's File Number 9007310009 lying in the Northeast 1/4 of the Northeast 1/4 of Section 12, Township 35 North, Range 4 East, W.M. Lying South and/or West of the following described line:

Commencing at the Southeast corner of said lot 1; thence South 89°12'56" West along the South line of said Lot 1, a distance of 218.43 feet to the initial point of this line description;

thence North 12°19'54" East, a distance of 78.87 feet;

thence North 52°48'52" East, a distance of 81.01 feet to the Northeasterly line of the Private Road and Utility Easement, Cordy Lane;

thence North 37°11 '08" West along said Northeasterly line, a distance of 120.10 feet to the North line of said Lot 1;

thence South 89°06' 18" West along the North line of the Lot 1, a distance of 74.44 feet to the Southwesterly line of the Private Road and Utility Easement, Cordy Lane;

thence North 37°11 '08" West along said Southwesterly line, a distance of 52.30 feet;
thence South 89°06' 18" West, a distance of 40.00 feet;
thence North 37°11 '08" West, a distance of 26.84 feet;
thence South 87°22'21" West, a distance of 91.07 feet;
thence South 70°28' 17" West, a distance of 30.88 feet;
thence South 15°05'21" West, a distance of 103.56 feet;
thence South 66°29 '41" West, a distance of 35.23 feet;
thence South 73°46'01" West, a distance of 116.21 feet;
thence North 67°55'31" West, a distance of 133.00 feet;
thence North 62°22'23" West, a distance of 43.23 feet;
thence North 42°56'37" West, a distance of 27.10 feet to a point on the North line of said
Lot 1 which lies 401.23 feet from the Northwest corner thereof and terminus of this line
description.