


WHEN RECORDED RETURN TO:

Curtis W. Smith and Tina L. Smith
24590 Wicker Road
Sedro Woolley, WA 98284


201808220080
08/22/2018 03:37 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Land Title and Escrow

01-168680-S

File No.: 249237

Filed for Record at Request of: **Stewart Title Company**

STATUTORY WARRANTY DEED

THE GRANTOR(S), **CRMA Investments, LLC, a Washington limited liability company** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Curtis W. Smith and Tina L. Smith, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: Ptn Lot 1, SP PL03-0572 (Ptn Lot 2, Deiter's Ac)

Tax Parcel Number(s): P123078

Dated: 8-20, 2018

CRMA Investments, LLC

By: 

Date: 8-20
Chad C. Roraback, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183720
AUG 22 2018

Amount Paid \$ 5078.00
Skagit Co. Treasurer
By  Deputy

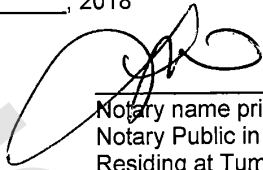
State of Washington

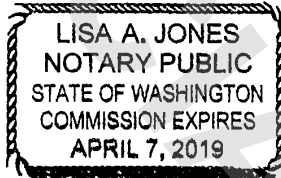
ss.

County of Thurston

I certify that I know or have satisfactory evidence that Chad C. Roraback is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she is authorized to execute the instrument and acknowledge it as the Manager of CRMA Investments, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8/20, 2018


Notary name printed or typed: Lisa Jones
Notary Public in and for the State of Washington
Residing at Tumwater
My appointment expires: 4-7-19



Schedule "A-1"

01-168680-S

DESCRIPTION:

Lot 1, Short Plat No. PL03-0572, approved December 23, 2004 and recorded July 20, 2005, under Auditor's File No. 200507200114, records of Skagit County, Washington, being a portion of Lot 2, "DEITER'S ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 53, records of Skagit County, Washington.

EXCEPT that portion lying within the following:

A parcel of land situated in the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington, more particularly described as follows:

Beginning at the Center of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington; thence South $89^{\circ}52'30''$ East a distance of 327.88 feet along the North line of Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., Skagit County, Washington; thence South $02^{\circ}48'43''$ East a distance of 30.04 feet to the Southerly right-of-way Wicker Road, said point also being the Northwest corner of Lot 2, "Deiter's Acreage"; thence South $89^{\circ}52'30''$ East a distance of 131.17 feet along the Southerly right-of-way Wicker Road to the point of beginning, said point also being the Northwest corner of Short Plat No. PL03-0572, recorded under AF# 200507200114 records of Skagit County, Washington; thence South $89^{\circ}52'30''$ East a distance of 5.41 feet along the Southerly right-of-way Wicker Road to a fence as shown on said Short Plat No. PL03-0572; thence South $02^{\circ}38'55''$ East a distance of 377.52 feet along a fence as shown on said Short Plat No. PL03-0572; thence North $89^{\circ}45'10''$ West a distance of 4.41 feet to the West line of said Short Plat No. PL03-0572; thence North $02^{\circ}48'10''$ West a distance of 377.60 feet to the Southerly right-of-way Wicker Road and to the point of beginning.

Situate in the County of Skagit, State of Washington.