

201809170154

09/17/2018 03:31 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

**AFTER RECORDING MAIL TO:**

Joshua M. Top  
7898 Valeria Place  
Sedro Woolley, WA 98284

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-168908-OE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 17 2018

Amount Paid \$ 20015.00  
By Skagit Co. Treasurer Deputy

Land Title and Escrow

**Statutory Warranty Deed**

P71088 P71091 P71194

THE GRANTORS WILLIAM G. KLOP and JOSEPHINE B. KLOP, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOSHUA M. TOP and REBECCA A. TOP, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

**Abbreviated Legal:**

Lots 1, 7 and 8, Block 5, "ADDITION TO BAY VIEW, WASH. (Seigfred's)," as per plat recorded in Volume 1 of Plats, page 11, records of Skagit County, Washington.

That part of Block 55, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington, and of the tide lands of second class adjoining thereto, more particularly described as follows:

Beginning at the Northeast corner of Block 55 said Addition;  
thence West along the North line of said Block 55, and the extension thereof, a distance of 100 feet;  
thence Southwesterly parallel to the East line of Block 55, a distance of 60 feet;  
thence East parallel with the North line of Block 55, a distance of 100 feet to the East line thereof;  
thence Northerly along the East line of said Block 55, a distance of 60 feet to the point of beginning.

TOGETHER WITH vacated West Street adjacent, as per Skagit County Cause No. 90-2-00525-1.

EXCEPT from the above described tract, the Easterly 2 feet thereof.

TOGETHER WITH an easement for ingress and egress over the Easterly 2 feet of the Northerly 60 feet of Block 55, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition".

Tidelands of the second class, if any, lying West of Government Lots 1 and 2 of Section 31, Township 35 North, Range 3 East, W.M., and East of the Bush Act Oyster Land Tract conveyed by State of Washington under deed recorded April 22, 1907, in Volume 70 of Deeds, page 409, under Auditor's File No. 61901 and South of a line described as follows:

LPB 10-05(i-1)

Beginning at the Northeast corner of Block 55, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition";  
thence Westerly along the North line of said Block 55 and the extension thereof to the Easterly line of the Bush Act Oyster Land Tract referred to above.

Tidelands of the second class, if any, lying West of the meander line of Government Lots 1 and 2 of Section 31, Township 35 North, Range 3 East, W.M., and East of the Bush Act Oyster Land Tract conveyed by State of Washington under deed recorded April 22, 1907, in Volume 70 of Deeds, page 409, under Auditor's File No. 61901 and lying North of the following described line "A" and lying South of the following described line "B":

"A": Beginning at the Northeast corner of Block 55, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition"; thence Westerly along the North line of said Block 55 and the extension thereof to the Easterly line of the Bush Act Oyster Land Tract referred to above.

"B": Beginning at the Southeasterly corner of Lot 5, Block 54, "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition"; thence Westerly along the Southerly line of said Lot 5 and the extension thereof to the Easterly line of the Bush Act Oyster Land Tract referred to above.

Situate in the County of Skagit, State of Washington.

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 Company's preliminary commitment no. 01-168908-OE.

Tax Parcel Number(s): 4068-005-001-0009, P71088, 4068-005-008-0002, P71091, 4071-055-000-0109, P71194

Dated 9/12/18

William G. Klop  
William G. Klop

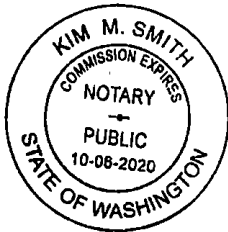
Josephine B. Klop  
Josephine B. Klop

STATE OF Washington  
COUNTY OF Skagit } SS:

On this 12th day of September, 2018 before me personally appeared Josephine B. Klop, to me known to be the individual described in and who executed the foregoing instrument for her self and as Attorney in Fact for William G. Klop and acknowledged that she signed and sealed the same as her free and voluntary act and deed for her self and also as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



Kim M. Smith  
Kim M. Smith  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 10-6-2020