

When recorded return to:
Tammy A. Anguiano
604 N Laventure Rd
Mount Vernon, WA 98273



201809240053

09/24/2018 01:39 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620035872

CHICAGO TITLE

020035872

STATUTORY WARRANTY DEED

THE GRANTOR(S) Alvin H Tryon and Diane C Tryon, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tammy A. Anguiano, a single woman

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. NW NW, 21-34-4

Tax Parcel Number(s): P27145 / 340421-2-024-0017

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184240
SEP 24 2018

Amount Paid \$ 4096.75
Skagit Co. Treasurer
By *Andm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 19, 2018

Alvin H Tryon
Alvin H Tryon

Diane C Tryon
Diane C Tryon

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Alvin H Tryon and Diane C Tryon are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 21, 2018

Lourea L Garka
Name: Lourea L Garka
Notary Public in and for the State of WA
Residing at: Armonston
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --P-- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P27145 / 340421-2-024-0017

That portion of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of the North Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 21, Township 34 North, Range 4 East of the Willamette Meridian;
Thence North 0°32'44" East along the West line of said subdivision for 85.00 feet;
Thence South 88°27'56" East parallel with the South line of said North Half of the Southwest Quarter of the Northwest Quarter of the Northwest Quarter for 123.20 feet;
Thence South 0°32'44" West for 85.00 feet to said South line;
Thence North 88°27'56" West along said South line for 123.20 feet to the point of beginning.

EXCEPT the West 30.00 feet for County Road.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Exceptions and reservations as contained in instrument;
Recorded: August 17, 1900
Auditor's No.: 34055, records of Skagit County, Washington
Executed By: W.M. Lindsey and Emma S. Lindsey, his wife
As Follows: All coal and other minerals are reserved and excepted from this conveyance

2. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: February 4, 1991
Auditor's No.: 9102040072, records of Skagit County, Washington
In favor of: Puget Sound Power and Light Company
Affects: The West 10 feet of said premises

3. Easement, including the terms and conditions thereof, granted by instrument;
Recorded: August 24, 2001
Auditor's No.: 200108240008, records of Skagit County, Washington
In favor of: City of Mount Vernon
For:
A public sidewalk together with the right to construct, maintain, and replace said sidewalk, and together with rights of access over and through said easement area at any and all times for the purpose of doing anything necessary, useful, or convenient for the enjoyment of the easement hereby granted

4. City, county or local improvement district assessments, if any.

5. Assessments, if any, levied by City of Mount Vernon.