

WHEN RECORDED RETURN TO:

Lisa M Troupe and Mark D Troupe
535 Summerland Road
Bellingham, WA 98225



201809280107

09/28/2018 11:41 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Land Title and Escrow

Title No. 01-168627-S

Escrow Number: 01348-41020

Filed for Record at Request of: *Premier Title of Island County*

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Wilma Louia, as her separate estate** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Lisa M Troupe and Mark D Troupe, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

(Not Grantor's Primary Residence)

SEE EXHIBIT "A" ATTACHED HERETO

Subject to: Easements, Reservations, Covenants, Conditions, Restrictions, and Agreements of Record.

Abbreviated Legal:

Ptn Gov Lot 2, S25-T36N-R2E WM

Tax Parcel Number(s): 360225-0-015-0406 and P46973

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184326
SEP 28 2018

Amount Paid \$ 4188.00
By *BT* Skagit Co. Treasurer Deputy

LPB 10-05(i)
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Dated: September 27, 2018

Wilma Louia
Wilma Louia

State of Washington

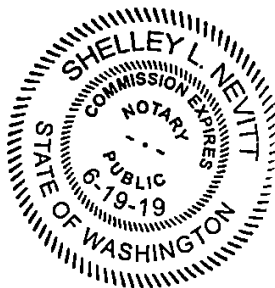
County of Skagit

ss.

I certify that I know or have satisfactory evidence that Wilma Louia is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 27 day of September, 2018

Shelley L. Nevitt
Signature
Notary name printed or typed: Shelley L. Nevitt
Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: June 19, 2019



01-168627-S

EXHIBIT "A"

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section;
thence North $88^{\circ}07'33''$ East along the meander line 219.05 feet;
thence South $0^{\circ}02'$ West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;
thence North $89^{\circ}58'$ West a distance of 20 feet, more or less, to the East line of that certain tract sold to Paul Billeter et ux by instrument recorded July 26, 1967, under Auditor's File No. 702409;
thence South along said East line and said East line extended, a distance of 83 feet, more or less, to a point which bears North $89^{\circ}58'$ West a point on the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, which lies 83 feet from the South line of said Metzker Tract when measured along said East line;
thence South $89^{\circ}58'$ East a distance of 148.83 feet, more or less, to the East line of said Green Tract;
thence North along the East line of said Green Tract 83 feet to the South line of the said Metzker Tract;
thence West along said South line 129.64 feet to the true point of beginning,

EXCEPT that portion lying West of the East line of the following described tract:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence Easterly along the meander line 219.05 feet;
thence South 33.56 feet to the true point of beginning;
thence South 430 feet, more or less, to the County road;
thence West 20 feet;
thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed to James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052;
thence West 10.78 feet;
thence North 50 feet;
thence East 30 feet to the point of beginning. (Said Parcel also known as Tract A of Short Plat No. 35-73.)

TOGETHER WITH an easement for ingress, egress and utilities of the East 10 feet of Tracts B and C of said Short Plat No. 35-73.

Situate in the County of Skagit, State of Washington.

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DESCRIPTION CONTINUED:

PARCEL "B":

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence Easterly along the meander line 219.05 feet;
thence South 33.56 feet to the true point of beginning;
thence South 430 feet, more or less, to the County road;
thence West 20 feet;
thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961 and recorded August 26, 1963, under Auditor's File No. 640052;
thence West 10.78 feet;
thence North 50 feet;
thence East 30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meandering corner on the West section line of said section;
thence North 88°07'33" East along the meander line, 219.05 feet;
thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;
thence North 89°58' West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409;
thence South along said East line 79.20 feet, more or less, to the Southeast corner of said Billeter tract;
thence West along the South line of said Billeter tract 15 feet;
thence South 0°02' West, 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road;
thence North 86°27'50" East along the North line of said road, 40 feet, more or less, to a point which lies South 86°27'50" West, 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road;

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DESCRIPTION CONTINUED:

PARCEL "C" continued:

thence North 0°02' East 144.20 feet;
thence North 25°10'42" East 35.37 feet;
thence North 0°02' East, 83.00 feet, more or less, to the South line of said Metzker tract;
thence East along said South line a distance of 20 feet, more or less, to the true point of beginning,

EXCEPT that portion thereof lying within the boundaries of the above described Parcels "A" and "C".

Situate in the County of Skagit, State of Washington.

PARCEL "D":

TOGETHER WITH an undivided 1/16th interest in the following described real property:

Tidelands of the second class, situated in front of, adjacent to or abutting upon that part of the shoreline of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South 87°22' East 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 2 chains thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "E":

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;
thence East 109 feet to the true point of beginning;
thence East along the meander line 239.65 feet;
thence South 44.55 feet;
thence West 239.65 feet, more or less;
thence North 30 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.