

AFTER RECORDING MAIL TO:

Byron T. Betts
Amanda S. Moe
17003 Jungquist Road
Mount Vernon, WA 98273



201809280163

09/28/2018 03:38 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-168527-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS DAVID A. MOE and CARALI J. MOE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BYRON T. BETTS and AMANDA S. MOE, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 1, SP 3-75, AF#821339; Being A Ptn SW ¼ NW ¼, 25-34-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340325-2-011-0100, P22742 ; P 22778, P 22741 70P

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 and Escrow Company's Preliminary Commitment No. 01-168527-OE.

Dated September 27, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184348
SEP 28 2018

Amount Paid \$ 2675.00
By Skagit Co. Treasurer
Deputy

David A. Moe
David A. Moe

Carali J. Moe
Carali J. Moe

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that David A. Moe and Carali J. Moe is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 28th 2018

Naomi R Stanfill
Naomi Stanfill

Notary Public in and for the State of Washington

Residing at 802 NS Sedro-Woolley

My appointment expires: 06/21/22

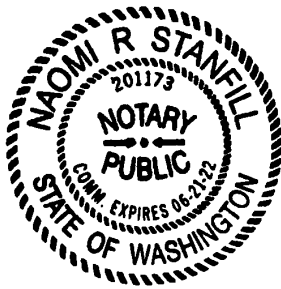


EXHIBIT "A"

Schedule "A-1"

01-168527-OE

DESCRIPTION:

Lot 1, Skagit County Short Plat No. 3-75, approved July 16, 1975 and recorded July 31, 1975 in Volume 1 of Short Plats, page 49 under Auditor's File No. 821339, records of Skagit County, Washington, being a portion of the Northwest $\frac{1}{4}$ of Section 25, Township 34 North, Range 3 East, W.M.

EXCEPT that portion thereof described as follows:

BEGINNING at the Southeast corner of said Lot 1, Skagit County Short Plat No. 3-75;
thence South $90^{\circ}00'00''$ West along the South line of said Lot 1 for a distance of 16.00 feet;
thence North $0^{\circ}43'40''$ West, parallel with the West line of said Lot 1, for a distance of 188.00 feet;
thence North $45^{\circ}38'37''$ West for a distance of 31.47 feet, more or less, to the North line of said Lot 1;
thence North $90^{\circ}00'00''$ East along said North line of Lot 1 for a distance of 38.78 feet, more or less, to the Northeast corner of said Lot 1 at a point bearing North $0^{\circ}43'40''$ East from the POINT OF BEGINNING;
thence South $0^{\circ}43'40''$ West along the East line of said Lot 1 for a distance of 210.00 feet, more or less, to the POINT OF BEGINNING.

TOGETHER WITH that portion of Lot 2, Skagit County Short Plat No. 3-75, approved July 16, 1975, and recorded July 31, 1975 in Volume 1 of Short Plats, page 49 under Auditor's File No. 821339, records of Skagit County, Washington; being a portion of the Northwest $\frac{1}{4}$ of Section 25, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the Northwest corner of Lot 1, said Skagit County Short Plat No. 3-75, also being a Southwesterly corner of Lot 2, said Skagit County Short Plat No. 3-75;
thence North $0^{\circ}43'40''$ East along the West line of said Lot 2 for a distance of 35.00 feet;
thence South $45^{\circ}38'37''$ East for a distance of 50.06 feet, more or less, to the North line of said Lot 1 at a point bearing South $90^{\circ}00'00''$ West a distance of 38.78 feet from the Northwest corner of said Lot 1;
thence South $90^{\circ}00'00''$ West along said North line of Lot 1 for a distance of 36.22 feet, more or less, to the POINT OF BEGINNING.

AND TOGETHER WITH that portion of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 36, Township 34 North, Range 3 East, W.M., described as follows:

BEGINNING at the Southeast corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 26 (East $\frac{1}{4}$ corner);
thence North $0^{\circ}43'40''$ East along the East line of said subdivision for a distance of 30.00 feet, more or less, to the Northerly right-of-way margin of Jungquist Road and being the Southwest corner of Lot 1, Skagit County Short Plat No. 3-75, approved July 16, 1975, and recorded July 31, 1975, in Volume 1 of Short Plats, page 49, under Auditor's File No. 821339, records of Skagit County, Washington; and also being the TRUE POINT OF BEGINNING;
thence continue North $0^{\circ}43'40''$ East along the East line of said subdivision, also being the West line of said Lot 1, Skagit County Short Plat No. 3-75, for a distance of 210.00 feet, to the Northwest corner of said Lot 1;
thence North $90^{\circ}00'00''$ West on a Westerly projection of the North line of said Lot 1 for a distance of 16.00 feet;
thence South $0^{\circ}43'40''$ West for a distance of 209.91 feet, more or less, to said Northerly right-of-way margin of Jungquist Road at a point bearing North $89^{\circ}40'44''$ West from the TRUE POINT OF BEGINNING;
thence South $89^{\circ}40'44''$ East along said Northerly right-of-way margin for a distance of 16.00 feet, more or less, to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

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