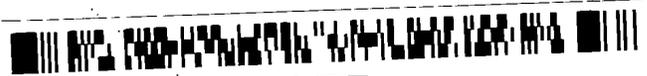


When recorded return to:
Joseph C. Abridello and Lisa M. Abridello, a
married couple
933 Wicker Road
Sedro Woolley, WA 98284


201811010057
11/01/2018 10:32 AM 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.: 620036436

CHICAGO TITLE

620036436

STATUTORY WARRANTY DEED

THE GRANTOR(S) Douglas R. Friedl and Rosalee Friedl, 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 Joseph C. Abridello and Lisa M. Abridello, a married couple

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. G.L. 3, 19-35-5E W.M.

Tax Parcel Number(s): P39492 / 350519-0-054-0008

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184864
NOV 01 2018

Amount Paid \$ 7,837.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

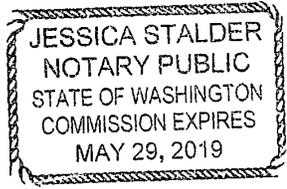
Dated: October 24, 2018

D. Friedl
Douglas R. Friedl
Rosalee A Friedl
Rosalee Friedl

State of Washington
County of Snohomish

I certify that I know or have satisfactory evidence that Douglas Friedl and Rosalee Friedl 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: 10/30/18



Jessica Stalder
Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 5/29/19

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39492 / 350519-0-054-0008

PARCEL A:

That portion of Government Lot 3 of Section 19, Township 35 North, Range 5 East, Willamette Meridian, described as follows:

Beginning at the Northwest corner of said subdivision; thence South 89° 53' 15" East along the North line of said subdivision a distance of 358.75 feet; thence South parallel with the West line of said subdivision, a distance of 30 feet to a point on the South line of Wicker Road (also known as Cemetery Road), which point is the true point of beginning of this description, said point also being the Northeast corner of that certain tract of land conveyed to Ernest T. Tye, et ux, by deed recorded February 14, 1974, under Auditor's File No. 796781; thence South, parallel with the West line of said subdivision, a distance of 316.38 feet to a point on the North line of that certain tract of land conveyed to L.M. Elliott, et al, by deed recorded April 5, 1935 under Auditor's File No. 268711; thence East along said North line a distance of 108.75 feet, more or less, to the Southeast corner of that certain tract conveyed to Arthur Carl Thompson, et ux, by deed recorded October 6, 1964 under Auditor's File No. 656786 and therein designated as parcel (a); thence North to the South line of said Wicker Road; thence West along said South line 108.75 feet, more or less, to the true point of beginning; EXCEPT the following described tract; COMMENCING at a point on the South line of the Wicker Road 372.5 feet East of the West line of said Government Lot 3; thence South 157 feet; thence East 95 feet; thence North 157 feet to the South line of said Wicker Road; thence West 95 feet along said South line 95 feet to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utility purposes, over, across and through a strip of land 13.75 feet in width, lying West of, and adjacent to, the West line of the above described Parcel A and extending from the North line to the South line of the above described premises.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: Arthur Carl Thompson and Eugenia Lee Thompson, husband and wife
Purpose: Ingress, egress and utility
Recording Date: February 14, 1974
Recording No.: 796781
2. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,
Recording Date: November 18, 1996
Recording No.: 9611180045
Matters shown: Possible encroachment of a fenceline along the Southerly line of said premises
3. City, county or local improvement district assessments, if any.
4. Assessments, if any, levied by Sedro Woolley.