



201811160099

11/16/2018 02:18 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

John James William Timberlake and Melissa Arleen
Stowe
903 N 68th Street
Seattle, WA 98103

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20185075

NOV 16 2018

Amount Paid \$ 10,551.⁵⁰

Filed for Record at Request of:
First American Title Insurance Company

By *Calvin* Deputy
Skagit Co. Treasurer

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

116693

File No: 4221-3130295 (SR)

Date: November 14, 2018

Grantor(s): **Patrick J. Lakey and Robin E. Webb-Lakey**
Grantee(s): **John James William Timberlake and Melissa Arleen Stowe**
Abbreviated Legal: **Section 26, Township 36 North, Range 3 East W.M.; Portion NW 1/4**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P48307**

THE GRANTOR(S) Patrick J. Lakey and Robin E. Webb-Lakey, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **John James William Timberlake and Melissa Arleen Stowe, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

A tract of land in Section 26, Township 36 North, Range 3 East W.M., Skagit County, Washington, described as follows:

Beginning at a point 1177.06 feet South and 1255.77 feet East of the Northwest corner of said Section 26; thence South 25 degrees 50'00" East, 632.95 feet to an intersection with a curve having a radius of 5170 feet, the center of which curve bears North 33 degrees 25'02" West; thence Northeasterly along said curve to the left through a central angle of 1 degree 08'58", an arc distance of 103.72 feet to a point of compound curve having a radius of 420 feet, the center of which curve bears North 34 degrees 34'00" West; thence Northeasterly along said curve to the left through a central angle of 52 degrees 33'00", an arc distance of 385.21 feet to a point of compound curve to the left having a radius of 120 feet, the center of which curve bears North 87 degrees 07'00" West; thence along said curve to the left through a central angle of 66 degrees 57'34", an arc distance of 140.24 feet to a point of reverse curve to the right having a radius of 680 feet, the center of which curve bears North 25 degrees 55'26" East;

APN: P48307

Statutory Warranty Deed
- continued

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thence Northwesterly along said curve to the right through a central angle of 25 degrees 28'34", an arc distance of 302.36 feet; thence North 38 degrees 00" West, 6.34 feet; thence South 63 degrees 20'00" West, 265.74 feet to the POINT OF BEGINNING. EXCEPT that portion thereof, if any, lying within the county road right of way. (ALSO KNOWN AS LOT 12 OF COLONY MOUNTAIN, AN UNRECORDED PLAT).

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

