

When recorded return to:
Donnie S. Sherman
4770 State Route 9
Sedro Woolley, WA 98284


201901020065
01/02/2019 01:31 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105
Bellingham, WA 98226

Escrow No.: 245406531

CHICAGO TITLE
620035878

STATUTORY WARRANTY DEED

THE GRANTOR(S) Sharon L. Salfer, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Donnie S. Sherman, an unmarried person

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

That portion of the Southeast quarter of the Southeast quarter of Section 25, Township 36 North, Range 4 East, W.M., described as follows:
Commencing at the Southeast corner of said Section 25;
Thence North 1°54'20" East along the East line of said Section 25, a distance of 1,200 feet;
Thence North 88°05'40" West, a distance of 30.00 feet to a point on the West line of State Route 9 and the point of beginning of this description;
Thence South 1°54'20" West along the West line of State Route 9, a distance of 27.68 feet;
Thence North 87°49'27" West, a distance of 268.59 feet;
Thence North 1°54'20" East, a distance of 164.40 feet to a point on the North line of that certain parcel conveyed to Sharon Salfer by deed filed under Auditor's File No. ~~20060350066~~, records of Skagit County, which is 268.66 feet from the Northeast corner thereof; **20060330066**
Thence South 86°49'07" East along said North line, a distance of 268.66 feet to the Northeast corner of Salfer parcel;
Thence South 01°54'20" West, a distance of 132.01 feet to the point of beginning of this description.
Situated in Skagit County, Washington.

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

P49903

Statutory Warranty Deed (LPB 10-05)
WA0000816.doc / Updated: 10.12.17

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WA-CT-FNBG-02150.622443-245406531

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20197
JAN 02 2019

Amount Paid \$ **2799.⁶⁰**
Skagit Co. Treasurer
By **M. Am** Deputy

STATUTORY WARRANTY DEED
(continued)

Tax Parcel Number(s): P49903/360425-0-012-0118,

Subject to:

Exhibit "A" attached hereto and by this reference made a part hereof.

Dated: November 30, 2018

Sharon L. Salfer
Sharon L. Salfer

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Sharon L. Salfer 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: December

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arlington
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"

Order No.: 245406531/620035878

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: May 4, 2007
Recording No.: 200705040081
Matters shown: Encroachment of a shed onto the Northerly portion of said premises by approximately 2.8 feet and encroachment of a fence along the Northerly line by varying amounts.

Terms and conditions of Quitclaim Deed Boundary Line Adjustment

Recording Date: September 14, 2011
Recording No.: 201109140068 and 201109140069

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: February 21, 2012
Recording No.: 201202210124 being a revision of 201110310181
Matters shown: Encroachment of a shed and fence along the Northerly portion of said premises