

AFTER RECORDING MAIL TO:

Adam J. Adkinson
31513 Prevedal Lane
Sedro Woolley, WA 98284



201901080061

01/08/2019 02:57 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.: 01-170491-OE ✓

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR CHRISTINE A. TONKYN, Personal Representative of the Estate of Florence M. Cabe, deceased, State of Washington, Skagit County Superior Court Cause No. 18-4-00406-29 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ADAM J. ADKINSON, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn NW NE, 17-35-6

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350617-0-141-0004, P41482

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated January 3, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201973
JAN - 8 2019

Amount Paid \$ 4099.00
Skagit Co. Treasurer
By *HTB* Deputy

Christine A. Tonkyn, Personal Representative of the
Estate of Florence M. Cabe, deceased, State of
Washington, Skagit County Superior Court Cause
No. 18-4-00406-29

Christine A. Tonkyn PR
By: Christine A. Tonkyn, Personal Representative

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Christine A. Tonkyn signed this instrument, on oath stated that he / she / they are authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Florence M. Cabe, deceased, State of Washington, Skagit County Superior Court Cause No. 18-4-00406-29 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 7, 2019

Karen Ashley

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022

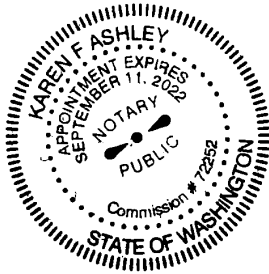


EXHIBIT APARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning 873 feet North and 120 feet East of the Southwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section;
thence East 108 feet (deed 106);
thence North to the Puget Sound & Baker River Railway right of way;
thence Southwesterly along said right of way to a point North of beginning;
thence South to point of beginning, Except any portion lying within the tract of land conveyed to Wells Fargo Bank, by document recorded under Auditor's File No. 201802280140, record of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

PARCEL "B":

All that portion of the abandoned Puget Sound and Baker River Railroad lying North of and adjacent to the following described tract:

Beginning at a point 873 feet North and 120 feet East of the Southwest corner of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M.;
thence East 108 feet;
thence North to the Puget Sound and Baker River Railway;
thence West to a point North of the point of beginning;
thence South to the point of beginning.

Situate in County of Skagit, State of Washington.