



201903080055

After Recording Mail To:

Steven T. and Becky A. Studebaker
877 Peterson Road
Burlington WA 98233

03/08/2019 11:45 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

STATUTORY WARRANTY DEED

GRANTOR: NATE EARL SIMMONS, TED DAVID SIMMONS, and
ANN FAITH SIMMONS, as Successor Trustees of
The Jenta Family Trust dated July 22, 1992

GRANTEE: STEVEN T. STUDEBAKER and BECKY A. STUDEBAKER,
husband and wife

Legal Description:

Abbreviated Form: Ptn Tract 48, Burlington Acreage

Additional on Page: Exhibit A

Assessors Tax

Parcel Nos: 3867-000-048-0406; P62607

Land Title

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 857

MAR 08 2019

Amount Paid \$6680.⁰⁰
Skagit Co. Treasurer
By *man* Deputy

171158


THE GRANTOR, NATE EARL SIMMONS, TED DAVID SIMMONS, and ANN FAITH SIMMONS, as Successor Trustees of The Jenta Family Trust dated July 22, 1992, for and in consideration of Ten Dollars (\$10) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to STEVEN T. STUDEBAKER and BECKY A. STUDEBAKER, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington, to-wit:

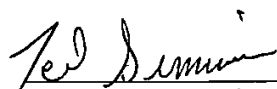
That certain tract of land listed and described on Exhibit "A" attached hereto and incorporated by reference as if fully set forth herein.

SUBJECT TO: All covenants, conditions, restrictions, reservations, agreements and easements of records, if any.

FURTHER, the GRANTOR above designated conveys and quitclaims to the GRANTEE above designated all water rights held by the GRANTOR and/or appurtenant to the real property legally described on Exhibit "A" attached hereto and incorporated herein by this reference together with all interests GRANTOR may have in and to that certain Water Right Claim dated June 20, 1974, and dated "received" by the State of Washington, Department of Ecology, on July 26, 1974, under #140280.

NATE EARL SIMMONS, TED DAVID SIMMONS,
And ANN FAITH SIMMONS, as Successor
Trustees of The Jenta Family Trust dated July 22, 1992


By: NATE EARL SIMMONS,
Successor Co-Trustee
Dated: March 6, 2019

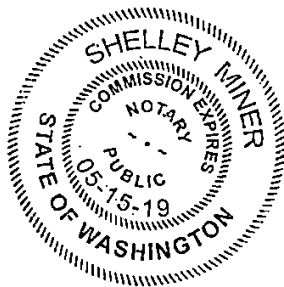

By: TED DAVID SIMMONS,
Successor Co-Trustee
Dated: March 6, 2019


By: ANN FAITH SIMMONS,
Successor Co-Trustee
Dated: March 2019

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that NATE EARL SIMMONS and TED DAVID SIMMONS are the persons who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as Successor Co-Trustees of The Jenta Family Trust dated July 22, 1992, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of March, 2019.




Printed Name Shelley Miner
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 5-15-19

FURTHER, the GRANTOR above designated conveys and quitclaims to the GRANTEE above designated all water rights held by the GRANTOR and/or appurtenant to the real property legally described on Exhibit "A" attached hereto and incorporated herein by this reference together with all interests GRANTOR may have in and to that certain Water Right Claim dated June 20, 1974, and dated "received" by the State of Washington, Department of Ecology, on July 26, 1974, under #140280.

NATE EARL SIMMONS, TED DAVID SIMMONS,
And ANN FAITH SIMMONS, as Successor
Trustees of The Jenta Family Trust dated July 22, 1992

By: NATE EARL SIMMONS,
Successor Co-Trustee
Dated: March __, 2019

By: TED DAVID SIMMONS,
Successor Co-Trustee
Dated: March __, 2019

By: ANN FAITH SIMMONS,
Successor Co-Trustee
Dated: March 06 2019

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that NATE EARL SIMMONS and TED DAVID SIMMONS are the persons who appeared before me, and said persons acknowledged that they were authorized to execute the instrument and acknowledged it as Successor Co-Trustees of The Jenta Family Trust dated July 22, 1992, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this ____ day of March, 2019.

Printed Name _____
NOTARY PUBLIC in and for the State of Washington
My Commission Expires _____

STATE OF WASHINGTON }

ss.

COUNTY OF Okanogan

I certify that I know or have satisfactory evidence that ANN FAITH SIMMONS is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as a Successor Co-Trustee of The Jenta Family Trust dated July 22, 1992, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 6th day of March, 2019.



A handwritten signature of Carrie Schroeder in cursive script.

Printed Name Carrie Schroeder
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 8-1-2020

EXHIBIT "A"**LEGAL DESCRIPTION**

That portion of the West $\frac{1}{2}$ of Tract 48, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Commencing at the Southeast corner of the West $\frac{1}{2}$ of said Tract 48;
thence West along the South line of said Tract, 216 feet;
thence North parallel to the West line of said Tract 48 for 201.7 feet;
thence East parallel to the South line of said Tract 48 for 216 feet;
thence South to the point of beginning.

Situate in the County of Skagit, State of Washington.