

When recorded return to:
Robert Tallon and Molly Tallon
10403 Weddington St
North Hollywood, CA 91601


201903200044
03/20/2019 11:38 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.: 620037459

CHICAGO TITLE

020037459

STATUTORY WARRANTY DEED

THE GRANTOR(S) Judy Lind Owen, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Robert Tallon and Molly Tallon, husband and wife

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. SE SE, 36-36-3E, W.M.

Tax Parcel Number(s): P48782 / 360336-4-008-0007

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019983

MAR 20 2019

Amount Paid \$ 7,036.⁰⁰
Skagit Co. Treasurer
By *hdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 12, 2019

Judy Lind Owen
Judy Lind Owen

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Judy Lind Owen is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 19, 2019

Kathryn A Freeman
Name: Kathryn A Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2022

Notary Public
State of Washington
Kathryn A Freeman
Commission No. 149913
My Commission Expires 09-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P48782 / 360336-4-008-0007

Parcel "A":

The West 560 feet of the South 390 feet of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 36 North, Range 3 East, W.M.,

EXCEPT the North 210 feet of the West 233 feet thereof,

ALSO EXCEPT the West 25 feet thereof conveyed to Skagit County for road purposes by Deeds recorded March 31, 1939, and March 23, 1939, under Auditor's File Nos. 311432 and 311166.

ALSO EXCEPT the following described tract:

Commencing at the Southwest corner of said Southeast 1/4 of the Southeast 1/4; thence North 00 degrees 16' 55" East along the West line thereof, a distance of 180.05 feet; thence North 88 degrees 55' 42" East, a distance of 25.01 feet to the East right-of-way line of Hobson Road and the Southwest corner of that certain tract of land conveyed by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 8803310075, and also the point of beginning of this description; thence continue North 88 degrees 55' 42" East along the South line of said tract of land under Auditor's File No. 8803310075, a distance of 160.00 feet; thence South 00 degrees 01' 55" West, a distance of 63.09 feet; thence South 88 degrees 55' 42" West, a distance of 160.00 feet to the said East right-of-way line of Hobson Road; thence North 00 degrees 16' 55" East along said right-of-way, a distance of 63.09 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

Parcel "B":

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 36, Township 36 North, Range 3 East, W.M., described as follows:

Commencing at the Southwest corner of said subdivision; thence North 00 degrees 16' 55" East along the West line thereof, a distance of 390.11 feet; thence North 88 degrees 55' 42" East, a distance of 25.01 feet to the East right-of-way line of Hobson Road and also the Northwest corner of that certain tract of land conveyed by Statutory Warranty Deed recorded under Skagit County Auditor's File No. 8803310075; thence continue North 88 degrees 55' 42" East along said North line, a distance of 160.00 feet to the point of beginning of this description; thence continue North 88 degrees 55' 42" East, a distance of 48.06 feet; thence South 00 degrees 16' 55" West, a distance of 210.06 feet; thence South 88 degrees 55' 42" West, a distance of 48.06 feet to the Southwest corner of said tract of land under Auditor's File No. 8803310075; thence North 00 degrees 16' 55" East, a distance of 210.06 feet to the point of beginning of this description.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reservations of oil, coal, gas and minerals and/or mineral rights of any nature, and right of entry to explore same, contained in the deed including the terms, covenants and provisions thereof

Grantor: State of Washington
Recording No.: 116791

2. Agreement for the division of a substandard lot and allow conveyance of the parcel without adhering to Short Plat procedures including the terms, covenants and provisions thereof

Recording Date: January 3, 1985
Recording No.: 8501030018

3. Deed for Boundary Line Adjustment including the terms, covenants and provisions thereof

Recording Date: June 15, 1990
Recording No.: 9006150066

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purposes of creating an additional building lot.

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

Recording Date: December 23, 1993
Recording No.: 9312230061
Matters shown: Fence line

5. City, county or local improvement district assessments, if any.