

AFTER RECORDING MAIL TO:

Melissa Lynn Correia, Joanna Stella Kenyon
19460 East Hickox Road
Mount Vernon, WA 98274



201904050042

04/05/2019 12:09 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-171141-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR ELIZABETH G. WALKER, an unmarried person, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOANNA STELLA KENYON, an unmarried person and MELISSA LYNN CORREIA, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn Gov. Lot 3, 5-33-4 E W.M.

For Full Legal See Attached Exhibit "A"

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

Tax Parcel Number(s): 330405-0-025-0003, P16353, 330405-0-025-0200, P119345

Dated April 4, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20191207
APR 05 2019

Amount Paid \$ 8015.00
Skagit Co. Treasurer
By HB Deputy


Elizabeth G. Walker

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Elizabeth G. Walker** 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: April 5, 2019


Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19



EXHIBIT APARCEL "A":

That portion of Government Lot 3, Section 5, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the Hickox County Road as said road existed on May 4, 1935, extending along the North line of said Lot, which is 1,103.5 feet East (as measured along said County Road) of the West line of said Lot 3;
thence South 2°57'30" East 1,198.9 feet;
thence North 89°55' West 1,076.5 feet, more or less, to a point on the West line of Lot 3 which is 1,198.9 feet South of the South line of the County Road running along the North line of Lot 3, as said road existed on May 4, 1935;
thence South along the West line of Lot 3 to a point 40 feet North of the Southwest corner thereof;
thence Southeasterly in a straight line to a point 40 feet East of the Southwest corner of said Lot 3;
thence East along the South line of said Lot 3 to the West line of the County Road along the East line of Lot 3;
thence North along the said West line of the County road to the South line of the County Road along the North line of Lot 3;
thence West to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 3, Section 5, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the County Road extending along the North line of said Lot, as said road existed on May 4, 1935, which point is South 90° East 882.8 feet from the point of intersection of the West line of said lot with the South line of the County Road;
thence South 90° East along the South line of the County Road, 220.7 feet;
thence South 2°57'30" East 1,198.9 feet;
thence North 89°55' West 215.13 feet to a point which is South 89°55' East 861.2 feet from the West line of Lot 3 aforesaid;
thence North 3°13' West 1,198.9 feet to the point of beginning.

EXHIBIT A, CONTINUED.PARCEL "B" continued:

EXCEPT from all of the above, that portion, if any, lying within the East 10 feet of said Lot 3 as conveyed to Skagit County for road purposes by Deed recorded under Auditor's File No. 396182, AND EXCEPT any portion lying within the boundaries of the as built and existing County Road running along the East line of said Lot 3, commonly known as Burkland Road, AND EXCEPT any portion thereof lying within the as built and existing County Road running along the North line of said Lot 3, commonly known as Hickox Road, AND EXCEPT that portion thereof conveyed to Skagit county for road purposes by Deed dated September 16, 1974 and recorded September 16, 1974, under Auditor's File No. 807334, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.