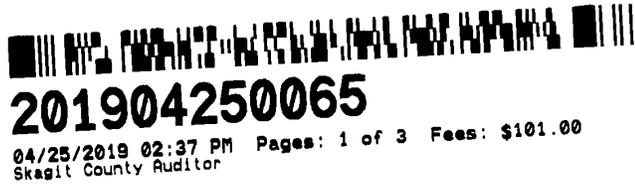


AFTER RECORDING MAIL TO:

Bobby Russell and DeAnn Hobbs Edwards
13237 Avon Allen Road
Mount Vernon, WA 98273



Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-171361-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS CHRISTOPHER J. MOORE and KIMBERLY D. MOORE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BOBBY RUSSELL EDWARDS and DeANN HOBBS EDWARDS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn NW1/4 Of NW1/4, 12-34-3 E W.M.&Ptn NE1/4 Of NE1/4, 11-34-3 E W.M.

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-171361-OE.

Tax Parcel Number(s): 340312-2-005-0111, P21632, 340311-0-022-0206, P21404

Dated April 15, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191507
APR 25 2019

Amount Paid \$ 5,327.²⁰
Skagit Co. Treasurer
By *MEM* Deputy

Christopher J. Moore

Kimberly D. Moore

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Christopher J. Moore and Kimberly D. Moore are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 24th, 2019

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



EXHIBIT A

PARCEL "A":

Tract A of the Vacated Supplementary Plat of the Map of Wilkins Addition to North Avon, as per plat recorded in Volume 3 of Plats, page 3, records of Skagit County.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The North 210.00 feet of the West 227.11 feet of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 12, Township 34 North, Range 3 East, W.M.,

EXCEPT County road along the West line thereof.

Situate in the County of Skagit, State of Washington.