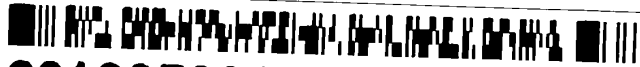


When recorded return to:
Dana Jean Brothers
P.O Box 326
Burlington, WA 98233



201905200084

05/20/2019 01:50 PM 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.: 620038177

CHICAGO TITLE
020038177

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kirk A. McDonald, a single man

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Dana Jean Brothers, an unmarried person, as her separate estate

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. NE NE, 23-34-3E, W.M.

Tax Parcel Number(s): P22339 / 340323-0-008-0002

Subject to:

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

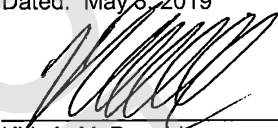
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191878
MAY 20 2019

Amount Paid \$7427.⁶⁰
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: May 8, 2019


Kirk A. McDonaldState of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kirk A. McDonald 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.

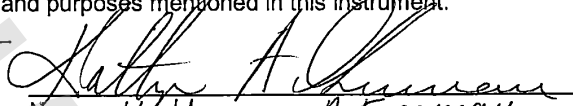
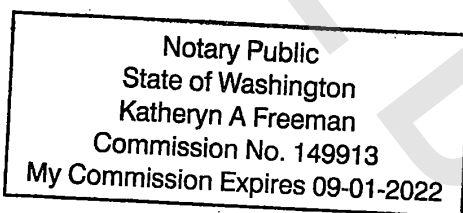
Dated: MAY 17, 2019
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22339 / 340323-0-008-0002

That portion of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision that is 20 rods North of the Southeast corner of said subdivision, which point is also the Northeast corner of that certain tract conveyed to Gilbert Larson by deed dated January 9, 1922 and recorded January 23, 1922, as Auditor's File No. 154142; thence North along said East line to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 23; thence West 40 rods along the North line of said Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4; Thence South to the Northwest corner of said Gilbert Larson tract; thence East along the North line of said Gilbert Larson tract to the point of beginning;

EXCEPT that portion thereof lying within the right of way of the County Road known as the Avon-Allen Road along the East line thereof.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

EXHIBIT "B"
Exceptions

1. Title Notification - Special Flood Hazard Area including the terms, covenants and provisions thereof
Recording Date: November 12, 2014
Recording No.: 201411120083
2. Title Notification including the terms, covenants and provisions thereof
Recording Date: February 12, 2015
Recording No.: 201502120032
3. BP14-0704 Accessory Dwelling Unit including the terms, covenants and provisions thereof
Recording Date: February 12, 2015
Recording No.: 201502120033
4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
5. City, county or local improvement district assessments, if any.