

AFTER RECORDING MAIL TO:

Yvette J. and Derek R. Neumann
8480 Thompson Beach Road
Anacortes, WA 98221

201906070130
06/07/2019 04:15 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-171085-OE

Land Title and Escrow Statutory Warranty Deed

THE GRANTORS MARGARET J. TUFFEY, as her separate property, as to an undivided 1/4 interest and as Trustee of the Daniel J. Tuffey Unified Credit Trust dated July 20, 1998, as to an undivided 3/4 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to YVETTE J. NEUMANN and DEREK R. NEUMANN, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn Gov. Lot 4, 9-34-2 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. 01-171085-OE.

Tax Parcel Number(s): 340209-0-005-0004, P20183, 340209-0-041-0000, P20219

Dated June 3, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20192214
JUN 07 2019

Amount Paid \$ 1869.50
By *MJ* Skagit Co. Treasurer Deputy

The Daniel J. Tuffey Unified Credit Trust, dated July 20, 1998

By: Margaret J. Tuffey Trustee

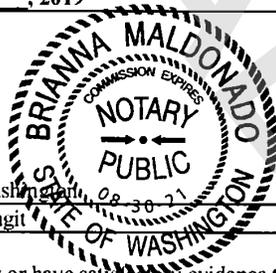
Margaret J. Tuffey

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Margaret J. Tuffey signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Trustee of The Daniel J. Tuffey Unified Credit Trust dated July 20, 1998 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 6th, 2019

Brianna Maldonado



Notary Public in and for the State of Washington
Residing at Nt. Wemom WA 98273
My appointment expires: 08/30/2021

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Margaret J. Tuffey 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: June 6th, 2019

Brianna Maldonado



Notary Public in and for the State of Washington
Residing at Nt. Wemom WA 98273
My appointment expires: 08/30/2021

EXHIBIT A

A tract of land in Government Lot 4, Section 9, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of the East 40 rods of said Lot 4, 302.88 feet South of the Northwest corner thereof (which point is 2 ½ feet South of the center line of existing power pole line);
thence North 88°44' East parallel to the South side of the existing power pole line 516.0 feet, more or less, to the East line of a tract formerly owned by Ben Van Deusen and described in deed recorded under Auditor's File No. 622445, the true point of beginning;
thence North 88°44' East parallel to the South side of the existing power pole line 124.0 feet, more or less, to the County road;
thence South along the West line of said County road and the projection thereof to the meander line of Similk Bay;
thence Westerly along the said meander line to a point South 0°40' West of the true point of beginning;
thence North 0°40' East to the true point of beginning.

TOGETHER WITH tidelands of the second class as conveyed by the State of Washington situate in front of the above described tract, EXCEPT that portion of second class tidelands lying between the high water line and the mean line abutting subject property.

Situate in the County of Skagit, State of Washington.