



201906280129

06/28/2019 02:14 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

When recorded return to:
Robert Lynn McClellan and Marianna McClellan
7430 North Everett Ave
Concrete, WA 98237

Filed for record at the request of:

Fidelity National Title

COMPANY OF WASHINGTON, INC.

3500 188th St. SW, Suite 300
Lynnwood, WA 98037-4716

Escrow No.: 611212182

CHICAGO TITLE CO.
620038778

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kathleen Louise Young, an unmarried woman, as her separate estate, who acquired title as Kathleen Louise Young, as her separate estate

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Robert Lynn McClellan and Marianna McClellan, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached here to and made a part here of
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P43766, 350811-0-022-0002

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2647
JUN 28 2019

Amount Paid \$ 5,345.⁰⁰
Skagit Co. Treasurer
By *mam* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: June 12, 2019

Kathleen Louise Young
Kathleen Louise Young

State of WA

County of Snohomish

I certify that I know or have satisfactory evidence that
Kathleen Louise Young
(s) are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 6.27.19



S
Name: Susan Hanley
Notary Public in and for the State of WA
Residing at: Kenmore WA
My appointment expires: 8.4.22

EXHIBIT "A"

Order No.: 620038778

For APN/Parcel ID(s): P43766 / 350811-0-022-0002

THAT PORTION OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11,
TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE W.M., DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST BOUNDARY OF EVERETT AVENUE, WHICH POINT IS
70.5 FEET NORTHERLY OF THE NORTHEAST CORNER OF LOT 1, BLOCK 3, PLAT OF CEMENT
CITY, ACCORDING TO THE PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 47, RECORDS OF
SKAGIT COUNTY, WASHINGTON;
THENCE NORTH 77°34' WEST 191 FEET;
THENCE NORTH 34°44' EAST 170.81 FEET TO THE SOUTH BOUNDARY OF THE GREAT
NORTHERN RAILWAY RIGHT OF WAY;
THENCE EASTERLY ALONG SAID SOUTH BOUNDARY OF SAID RIGHT OF WAY TO THE POINT
WHERE SAID RIGHT OF WAY INTERSECTS THE WEST BOUNDARY OF EVERETT AVENUE;
THENCE SOUTHERLY ALONG SAID WEST BOUNDARY OF EVERETT AVENUE TO THE POINT OF
BEGINNING;
EXCEPT THAT PORTION, IF ANY LYING WITHIN THAT CERTAIN TRACT CONVEYED TO PUGET
SOUND POWER & LIGHT COMPANY, A CORPORATION, BY DEED DATED MARCH 15, 1925 AND
RECORDED MAY 1, 1925, UNDER RECORDING NO. 183294.

SITUATE IN THE CITY OF CONCRETE, COUNTY OF SKAGIT, STATE OF WASHINGTON.