

AFTER RECORDING MAIL TO:

Caleb E. Reynolds and Nichole F. Carubia
3297 Biz Point Road
Anacortes, WA 98221



201907240111

07/24/2019 03:35 PM Pages: 1 of 3 Fees: \$103.50
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-173116-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR Janet Kline, Executor of the Estate of JoAnne Evelyn Tallman, deceased, per King County Probate No. 18-4-02490-8 SEA for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CALEB E. REYNOLDS and NICHOLE F. CARUBIA, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Lot M, Rancho San Juan Del Mar #5, TGW Ptn Gov. Lot 5, 10-34-1.

Tax Parcel Number(s): 3976-000-013-0009, P68365

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 and Escrow Company's Preliminary Commitment No. 02-173116-OE.

Dated July 18, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 3080

JUL 24 2019

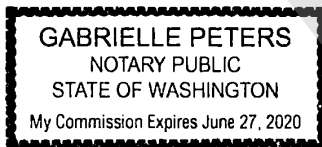
Amount Paid \$ 7,881.50
Skagit Co. Treasurer
By *mem* Deputy

Estate of JoAnne E. Tallman

Janet Kline, Personal Representative
By: Janet Kline, Personal Representative

STATE OF Washington
COUNTY OF Skagit - King } SS:

I certify that I know or have satisfactory evidence that Janet Kline (is) are the person(s) who appeared before me, and said person(s) acknowledge ~~he/she~~ they signed this instrument, on oath stated ~~he/she~~ they (is) are authorized to execute the instrument and acknowledge that as the Personal Representative of Estate of JoAnne E. Tallman to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 7/22/2019Gabrielle Peters

Notary Public in and for the State of Washington

Residing KirklandMy appointment expires: June 27, 2020

EXHIBIT A**PARCEL "A":**

Lot M, "RANCHO SAN JUAN del MAR, SUBDIVISION NUMBER 5," as per plat recorded in Volume 7 of Plats, page 5, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 5, Section 10, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the West line of Lot M, , "RANCHO SAN JUAN del MAR, SUBDIVISION NUMBER 5," as per plat recorded in Volume 7 of Plats, page 5, records of Skagit County, Washington, which point lies 96.24 feet North measured along said West line of said Lot M from the Southwest corner of said Lot M;
thence South 30° West to point of intersection with the Northerly boundary of Biz Point Road;
thence Easterly along said Northerly boundary of Biz Point Road to the West line of Lot M;
thence Northerly along said West line of said Lot M to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Government Lot 5, Section 10, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at a point on the West line of Lot M, "RANCHO SAN JUAN del MAR, SUBDIVISION NUMBER 5," as per plat recorded in Volume 7 of Plats, page 5, records of Skagit County, Washington, which point lies 96.24 feet North measured along the West line of said Lot M from the Southwest corner of said Lot M;
thence South 30° West a distance of 41.67 feet to the true point of beginning;
thence South 55°57'28" West a distance of 83.00 feet, more or less, to the Northerly boundary of Biz Point Road;
thence Easterly along said Northerly boundary of Biz Point Road to a point which lies South 30° West from the true point of beginning;
thence North 30°00'00" East a distance of 60.45 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.