

AFTER RECORDING MAIL TO:

Lester L. and Rochelle L. Francis
PO Box 201
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2019-3465

Aug 15 2019

Amount Paid \$9350.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-173262-OE
Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS EDWARD G. BISHOP, as his separate estate, and EDWARD G. BISHOP, AS TRUSTEE OF THE BARBARA L. BISHOP SPECIAL NEEDS TRUST, as their interests may appear for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to LESTER L. FRANCIS and ROCHELLE L. FRANCIS, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn SW 1/4, 10-35-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350410-3-004-0003, P36127, 350410-3-002-0005, P36125, 350410-3-004-1003, P133463, 350410-3-004-0103, P131999, 350410-3-001-0100, P105176

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. 01-173262-OE

Dated August 9, 2019

Edward G. Bishop, Trustee of The Barbara L. Bishop
Special Needs Trust

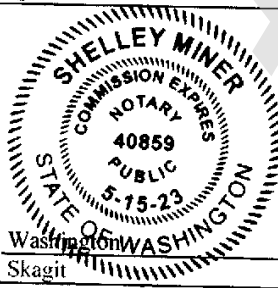
Edward G. Bishop
By: Edward G. Bishop, Trustee

Edward G. Bishop
Edward G. Bishop

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Edward G. Bishop signed this instrument, on oath stated that he / she / they are authorized to execute the instrument and acknowledged it as the Trustee of The Barbara L. Bishop Special Needs Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 8-14-19



Shelley Miner
Notary Public in and for the State of Washington
Residing at mt. Vernon
My appointment expires: 5-15-23

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: 8-14-19



Shelley Miner
Notary Public in and for the State of Washington
Residing at mt. Vernon
My appointment expires: 5-15-23

EXHIBIT A

PARCEL A:

THAT PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., WHICH LIES THENCE SOUTH 89°58'52" EAST, A DISTANCE OF 600.00 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 89°58'52" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 655.67 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 2°53'33" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 138.00 FEET;
THENCE SOUTH 62°43'42" EAST, A DISTANCE OF 300.98 FEET;
THENCE SOUTH 3°39'47" WEST, A DISTANCE OF 329.95 FEET;
THENCE SOUTH 31°33'22" WEST, A DISTANCE OF 104.78 FEET;
THENCE NORTH 63°30'21" WEST, A DISTANCE OF 938.92 FEET TO THE POINT OF BEGINNING;
EXCEPT ANY PORTION LYING WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL B:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., WHICH LIES THENCE S 89-58-52 E, A DISTANCE OF 600.00 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION;
THENCE S 89-58-52 E ALONG THE NORTH LINE OF SAID SUBDIVISION, A DISTANCE OF 655.67 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE N 2-53-33 W ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 10, A DISTANCE OF 138.00 FEET;

ALTA COMMITMENT

Title Order No.: **01-173262-OE**

EXHIBIT A

PARCEL B continued:

THENCE S 62-43-42 E, A DISTANCE OF 300.98 FEET;
THENCE S 3-39-47 W, A DISTANCE OF 329.95 FEET;
THENCE S 31-33-22 W, A DISTANCE OF 104.78 FEET;
THENCE N 63-30-21 W, A DISTANCE OF 938.92 FEET TO THE POINT OF BEGINNING;
EXCEPT THE NORTH 208.7 FEET OF THE EAST 208.7 FEET OF SAID NORTHWEST
QUARTER OF THE SOUTHWEST QUARTER THEREOF.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL C:

THE NORTH 208.7 FEET OF THE EAST 208.7 FEET OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

PARCEL D:

THAT PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER, SECTION 10,
TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING WITHIN THE FOLLOWING
DESCRIBED TRACT:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST CORNER OF THE
SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M.,
WHICH LIES THENCE S 89-58-52 E, A DISTANCE OF 600.00 FEET FROM THE NORTHWEST
CORNER OF SAID SUBDIVISION;
THENCE S 63-30-21 E, A DISTANCE OF 938.92 FEET;
THENCE S 31-33-22 W, A DISTANCE OF 139.77 FEET;
THENCE S 3-39-47 W, A DISTANCE OF 180.00 FEET;
THENCE S 79-42-58 W, A DISTANCE OF 459.16 FEET;
THENCE S 3-39-47 W, A DISTANCE OF 436.34 FEET TO THE NORTH LINE OF F & S GRADE
ROAD RIGHT OF WAY;
THENCE N 50-44-55 W ALONG SAID RIGHT OF WAY, A DISTANCE OF 392.35 FEET TO A
CURVE TO THE LEFT HAVING A RADIUS OF 1482.39 FEET;
THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3-
04-16, AND AN ARC DISTANCE OF 79.46 FEET TO A POINT OF NON-TANGENCY;
THENCE N 5-31-11 E, A DISTANCE OF 942.54 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

ALTA COMMITMENT

Title Order No.: **01-173262-OE**

EXHIBIT A

PARCEL E:

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., LYING WITHIN THE FOLLOWING DESCRIBED TRACT:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 4 EAST, W.M., WHICH LIES THENCE S 89-58-52 E, A DISTANCE OF 600.00 FEET FROM THE NORTHWEST CORNER OF SAID SUBDIVISION;

THENCE S 63-30-21 E, A DISTANCE OF 938.92 FEET;

THENCE S 31-33-22 W, A DISTANCE OF 139.77 FEET;

THENCE S 3-39-47 W, A DISTANCE OF 180.00 FEET;

THENCE S 79-42-58 W, A DISTANCE OF 459.16 FEET;

THENCE S 3-39-47 W, A DISTANCE OF 436.34 FEET TO THE NORTH LINE OF F & S GRADE ROAD RIGHT OF WAY;

THENCE N 50-44-55 W ALONG SAID RIGHT OF WAY, A DISTANCE OF 392.35 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 1482.39 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3-04-16, AND AN ARC DISTANCE OF 79.46 FEET TO A POINT OF NON-TANGENCY;

THENCE N 5-31-11 E, A DISTANCE OF 942.54 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.