

When recorded return to:

Willard D. Aldridge, Jr.
13207 Satterlee Rd
Anacortes, WA 98221



201909060060

09/06/2019 01:30 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Allen Fredrick Bird, a married man, as his separate property, 19-2460

for and in consideration of ten dollars and other valuable consideration, as part of an 1031 Tax Deferred Exchange

in hand paid, conveys, and warrants to Willard D. Aldridge, Jr., an unmarried person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:

Portion of the SW NW of Sec. 8, Twp. 34 N., R. 2 E., W.M.

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P20165 & 340208-2-014-0000

Dated: 9/5/19

Allen Fredrick Bird
Allen Fredrick Bird

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-3876

SEP 06 2019

Amount Paid \$5,345.⁰⁰

Skagit Co. Treasurer

By *mm* Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2460-KS

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Allen Fredrick Bird is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 5 day of September, 2019

Kim M. Smith
Signature

Notary
Title

My appointment expires: 10-6-2020

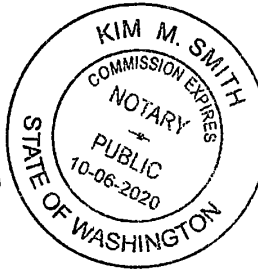


EXHIBIT A
LEGAL DESCRIPTION

Property Address: NHN State Route 20, Anacortes, WA 98221
Tax Parcel Number(s): P20165 & 340208-2-014-0000

Property Description:

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 8, Township 34 North, Range 2 East, W.M. lying Southerly of the as-built and existing State Highway right-of-way formerly known as Secondary State Highway 1-D;

EXCEPT the East 330 feet thereof;

AND EXCEPT that portion thereof conveyed to the State of Washington for road purposes by deed recorded August 23, 1937 as Auditor's File Number 293656 in Volume 172 of Deeds, Page 489, records of Skagit County, Washington,

ALSO EXCEPT that portion thereof conveyed to the State of Washington by deed recorded June 29, 2007 as Auditor's File No. 200706290192.

Situate in the County of Skagit, State of Washington

EXHIBIT B

19-2460-KS

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2460-KS

Page 4 of 4