

AFTER RECORDING MAIL TO:

Paul D. and Kellie A. Franklin
3412 Cedar Glen Way
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2019-4155
Sep 25 2019
Amount Paid \$8460.00
Skagit County Treasurer
By Bridget Ibarra Deputy

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-173628-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR JAN ELLEN BOLLWINKEL, who also appears of record as Jan E. Bollwinkel, unmarried as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PAUL D. FRANKLIN and KELLIE A. FRANKLIN, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 17, Sterling Place & Ptn SW ¼ SW ¼, 23-35-01 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **4641-000-017-0006, P107104**

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.02-173628-OE

Dated September 19, 2019


Jan Ellen Bollwinkel

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Jan Ellen Bollwinkel 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: Sept. 23, 2019



Notary Public in and for the State of

Residing at Dak Harbor

My appointment expires: 7/16/2021

Escrow No.: 02-173628-OE

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL "A":

Lot 17, "STERLING PLACE", as per plat recorded in Volume 16 of Plats, pages 13 and 14, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 17 of said Sterling Place;
thence South $89^{\circ}28'31''$ East along the South line of said Lot 17, a distance of 75.00 feet to the Southeast corner of said Lot 17;
thence South $0^{\circ}31'29''$ West, a distance of 16.50 feet to the South line of the North 16.50 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, being the North line of Tract "G" of the "PLAT OF COPPER POND PLANNED UNIT DEVELOPMENT", as per plat recorded in Volume 16 of Plats, pages 70 through 72, inclusive, records of Skagit County, Washington;
thence North $89^{\circ}28'31''$ West along the South line of the North 16.50 feet of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 23, Township 35 North, Range 1 East, W.M., a distance of 75.00 feet to a point lying South $0^{\circ}31'29''$ West from the point of beginning;
thence North $0^{\circ}31'29''$ East a distance of 16.50 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.