



201909300273

09/30/2019 03:57 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

UPRIVER HOYT PROPERTIES, LLC
23077 Boyd Road
Mount Vernon, WA 98274

GUARDIAN NORTHWEST TITLE CO.
STATUTORY WARRANTY DEED 19-2355

THE GRANTOR(S) Karen S. Droll, a widow, 1483 Rustic Lane, Concrete, WA 98237,

for and in consideration of **ten dollars and other valuable consideration**

in hand paid, conveys, and warrants to UPRIVER HOYT PROPERTIES, LLC, a Washington limited liability company

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: Ptn. Lots 1 & 2, Block 1, ROCKPORT

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): P75154 & 4146-001-001-0004 & P103166 & 4146-001-002-0100

Dated: 9-30-2019

Karen S Droll
Karen S. Droll

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 4269
SEP 30 2019

Amount Paid \$ 1874.00
Skagit Co. Treasurer
By BY Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2355-MM

Page 1 of 4

STATE OF WASHINGTON
COUNTY OF SKAGIT

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

Dated: 30 day of September, 2019

Mary Miller
Signature

Notary Public
Title

My appointment expires: 01.19.2022

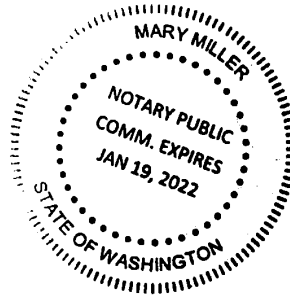


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 52833 Railroad Ave. and 10933 Alfred St., Rockport, WA 98283
Tax Parcel Number(s): P75154 & 4146-001-001-0004 & P103166 & 4146-001-002-0100

Property Description:

PARCEL "A"

That portion of Lot 1, Block 1, "ROCKPORT, WN.," as per plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington, described as follows:

Beginning at the most Southerly corner of said lot;
thence Northeasterly along the North line of Railroad Avenue 45 feet;
thence Northwesterly parallel with the Westerly line of said lot, 83 feet;
thence Northeasterly parallel with the North line of Railroad Avenue to intersect with a line running from the most Northerly corner of said lot to a point on the South line of said lot, 71 feet Easterly from the Southwest corner of said lot;
thence Northwesterly to the most Northerly corner of said lot;
thence Southwesterly and Southeasterly following the West line of said lot to the point of beginning, less that part of said Lot 1, Block 1, "ROCKPORT, WN.," as per plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington, lying East of a line described as follows:

Beginning at a point on the North line of Railroad Avenue 45 feet East of the most Southerly corner of said lot;
thence North parallel with the West line of said Lot 1 to the Northerly line of said lot.

PARCEL "B"

Lot 2, Block 1, "ROCKPORT, WN.," as per plat recorded in Volume 3 of Plats, page 79, records of Skagit County, Washington, EXCEPT the following described tract:

Beginning at the most Westerly corner of said Lot 2, running thence Northeasterly along Alfred Street, 86 feet;
thence Southeasterly parallel with Main Street to the Northerly line of Railroad Avenue;
thence Westerly along Railroad Avenue to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT B

19-2355-MM

1. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name: Rockport

Recorded: June 7, 1909

Auditor's No.: 74041

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2355-MM

Page 4 of 4