

AFTER RECORDING MAIL TO:

Allen Theodore Wanne, LeAnne Kay Robinson
19381 County Line Road
Conway, WA 98238

Filed for Record at Request of:
Land Title & Escrow Island County
Escrow No.: 01-175603-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-173
Jan 15 2020
Amount Paid \$20821.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

Grantor(s): Angela B. Elgee, a married woman as her separate estate
Grantee(s): Allen Theodore Wanne, an unmarried man and LeAnne Kay Robinson, a married woman as her separate estate
Abbreviated Legal: Ptn SW 32-33-04
Assessor's Tax Parcel Number(s): 330432-3-001-0010, P17637, 330432-3-013-0008, P17649, 330432-3-012-0100, P109251

THE GRANTOR Angela B. Elgee, a married woman as her separate estate for and in consideration of ONE MILLION TWO HUNDRED TWENTY THOUSAND AND NO/100 in hand paid, conveys and warrants to Allen Theodore Wanne, an unmarried man and LeAnne Kay Robinson, a married woman as her separate estate the following described real estate, situated in the County of Skagit, State of Washington

For Full Legal See Attached Exhibit "A"

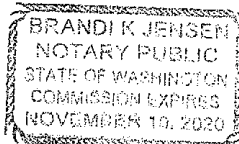
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-175603-OE

Dated 1-8-2020
Angela B. Elgee
Angela B. Elgee

STATE OF Washington }
COUNTY OF Snohomish } SS:

I certify that I know or have satisfactory evidence that Angela B. Elgee 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: 1-13-2020



Brandi K. Jensen
Name: Brandi K. Jensen
Notary Public in and for the State of Washington
Residing at Camano Island
My appointment expires: 11-10-20

EXHIBIT A

PARCEL "A":

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ in Section 32, Township 33 North, Range 4 East, W.M.,

EXCEPT the following described tract:

Beginning at the Southeast corner of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence West 20 feet, more or less, to the West line of the County road and the true point of beginning;
thence North 165 feet;
thence West 264 feet;
thence South 165 feet;
thence East 264 feet, to the true point of beginning,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West 18 feet of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ in Section 32, Township 33 North, Range 4 East, W.M.,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

All that portion of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 32, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Northeast corner of the West 18 feet of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence South 88°54'00" East along the North line thereof for a distance of 226.94 feet;
thence South 2°34'59" West parallel with the East line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 481.58 feet;
thence North 89°01'47" West parallel with the South line of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ for a distance of 176.82 feet to the East line of the West 66 feet of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;

ALTA COMMITMENT

Title Order No.: 01-175603-O

EXHIBIT A

PARCEL "C" continued:

thence South 2°19'53" West along said East line for a distance of 852.28 feet to the South line of said East ½ of the Southeast ¼ of the Southwest ¼;
thence North 89°01'47" West along said South line for a distance of 48.01 feet to the East line of the West 18 feet of said East ½ of the Southeast ¼ of the Southwest ¼;
thence North 2°19'53" East along said East line for a distance of 1,334.31 feet to the point of beginning,

EXCEPT the South 16.5 feet thereof, as conveyed to Skagit County for road purposes by deed dated March 7, 1912, and recorded March 18, 1912, in Volume 88 of Deeds, page 264, under Auditor's File No. 90410, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.