

202001230097

01/23/2020 03:36 PM Pages: 1 of 5 Fees: \$107.50  
Skagit County Auditor

**After Recording Return To:**  
Angie Watson  
17423 Olympic Place  
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 23 2020

Amount Paid \$ 0  
Skagit Co. Treasurer  
By *ME* Deputy

**STATUTORY WARRANTY DEED**

GUARDIAN NORTHWEST TITLE CO.

19-3051

**GRANTOR:** SARAH VON HIPPLE, a married woman as her separate property

**GRANTEE:** ANGELA WATSON, an unmarried woman

**Legal Description:**

Abbreviated Form: Ptn of Government Lot 2, 25-36-2 E W.M.

Additional on Page: Exhibit "A"

Assessor's Tax Parcel Nos.: P46962; 360225-0-009-0008

**THE UNDERSIGNED GRANTOR, SARAH VON HIPPLE**, a married woman as her separate property, for and in consideration of love and affection and for no monetary consideration, conveys and warrants to her sister, **ANGELA WATSON**, an unmarried woman, as Grantee, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

(See Exhibit "A" attached hereto and incorporated herein by this reference.)

TOGETHER WITH AND SUBJECT TO: Easements, restrictions, and reservations of record.

No excise tax is due per WAC 458-61A-201(b)(1).

DATED this 8<sup>th</sup> day of OCTOBER, 2019. SARAH VON HIPPLE  
**SARAH VON HIPPLE**

STATE OF CALIFORNIA  
COUNTY OF Riverside } ss.

I certify that I know or have satisfactory evidence **SARAH VON HIPPLE** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8<sup>th</sup> day of October, 2019.



Bridget B. Przybysz  
Printed Name Bridget B. Przybysz  
NOTARY PUBLIC in and for the State of California  
My Commission Expires 03/14/2020

**EXHIBIT "A"**  
**Property Description**

**Closing Date:** January 23, 2020

**Buyer(s):** Angela Watson

**Property Address:** 4811 Heron Beach Lane, Bow, WA 98232

**PROPERTY DESCRIPTION:**

**PARCEL A:**

That portion of Government Lot 2 in Section 25, Township 36 North, Range 2 East, W.M., lying within the following description:

Beginning at the meander corner common to Sections 25 and 26 in said Township and Range; thence Easterly along the meander line 349.8 feet; thence South 33 feet to the true point of beginning; thence West 66 feet; thence South 60 feet; thence East 66 feet; thence North to the point of beginning,

EXCEPT that portion of said premises, if any, lying East of the Easterly line of those premises conveyed to Robert Earl Green, et ux, by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL B:**

TOGETHER WITH a non-exclusive easement for ingress and egress over an existing roadway as it lies on the ground consisting of a strip of land approximately 10 feet in width lying West of and adjoining the Easterly line of those premises in Government Lot 2, Section 25, Township 36 North, Range 2 East, W.M., conveyed to Robert Earl Green by deed dated May 15, 1944, filed May 20, 1944, under Auditor's File No. 371659 and recorded in Volume 193 of Deeds, page 458, as said easement was confirmed by Decree entered in the Superior Court for Skagit County Probate Cause No. 9859 on September 13, 1962, extending Southerly from the South line of the premises above described to the Northerly line of the County road.

Situate in the County of Skagit, State of Washington.

**PROPERTY DESCRIPTION**

UNO  
PARCEL C:

An undivided 1/16th interest in an irregular shaped roadway described as follows:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;  
thence Easterly along the meander line 219.05 feet;  
thence South 33.56 feet to the true point of beginning;  
thence South 430 feet, more or less, to the County road;  
thence West 20 feet;  
thence North 380 feet, more or less, to the Northeast corner of that certain parcel conveyed by James H. Miles and Mabel M. Miles, husband and wife, to Martin M. Buckner and Edna L. Buckner, husband and wife, by Quit Claim Deed dated May 25, 1961, and recorded August 26, 1963, under Auditor's File No. 640052;  
thence West 10.78 feet;  
thence North 50 feet;  
thence East 30 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL D:

An easement for ingress, egress and utilities over, under and across the following described tract:

That portion of Government Lot 2 of Section 25, Township 36 North, Range 2 East, W.M., more particularly described as follows:

Beginning at an existing concrete marker for the meander corner on the West Section line of said Section; thence North 88°07'33" East along the meander line, 219.05 feet;  
thence South 0°02' West 193.56 feet to the Southwest corner of that certain tract of land sold to James C. Metzker by instrument recorded May 4, 1972, under Auditor's File No. 767775, said point being the true point of beginning;  
thence North 89°58' West a distance of 20 feet, more or less, to the East line of that certain tract of land sold to Paul Billeter and Edna H. Billeter, husband and wife, by instrument recorded July 26, 1967, under Auditor's File No. 702409;  
thence South along said East line, 79.20 feet, more or less, to the Southeast corner of said Billeter Tract;  
thence West along the South line of said Billeter tract 15 feet;  
thence South 0°02' West 180 feet, more or less, to the North line of the existing public road commonly referred to as the Blue Heron Road;  
thence North 86°27'50" East along the North line of said road, 40 feet, more or less, to a point which lies South 86°27'50" West, 121.72 feet from the East line of that certain tract of land conveyed to Robert E. Green by deed recorded May 20, 1944, under Auditor's File No. 371659, when measured along the North line of said road;

PROPERTY DESCRIPTION

thence North 0°02' East 144.20 feet;  
thence North 25°10'42" East, 35.37 feet;  
thence North 0°02' East, 83.00 feet, more or less, to the South line of said Metzker tract;  
thence West along said South line a distance of 20 feet, more or less, to the true point of beginning.

EXCEPT that portion thereof lying within the boundaries of the above described Percels "A" and "C".

Situate in the County of Skagit, State of Washington.

PARCEL E:

TOGETHER WITH an undivided 1/16th interest in the following described real property:

Tidelands of the second class, situated in front of, adjacent to or abutting upon that part of the shoreline of Lot 2, Section 25, Township 36 North, Range 2 East, W.M., extending from the Northwest corner of said lot to a point South 87°22' East 351.2 feet from said Northwest corner of said lot,

EXCEPT the West 132 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL F:

TOGETHER WITH an undivided 1/16th interest in the following described beach property:

Beginning at the meander corner common to Sections 25 and 26, Township 36 North, Range 2 East, W.M.;  
thence East 109 feet to the true point of beginning;  
thence East along the meander line 239.65 feet;  
thence South 44.55 feet;  
thence West 239.65 feet, more or less;  
thence North 30 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PROPERTY DESCRIPTION