

**When recorded return to:**  
Spencer Roozen and Alana Roozen  
3808 Carpenter Street  
Mount Vernon, WA 98274

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620041224

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-599

Feb 18 2020

Amount Paid \$8717.00  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**CHICAGO TITLE**  
*620041224*  
**STATUTORY WARRANTY DEED**

THE GRANTOR(S) John S. Wright and Elaine L. Wright, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Spencer Roozen and Alana Roozen, a married couple and Megan O'Bryan and Matt O'Bryan, a married couple

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. NW NW, 25-35-4E, W.M.

Tax Parcel Number(s): P37587 / 350425-0-002-0004

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

**STATUTORY WARRANTY DEED**  
(continued)

Dated: February 5, 2020

*John S. Wright*  
John S. Wright  
*Elaine L. Wright*  
Elaine L. Wright

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that John S. Wright and Elaine L. Wright are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2-18-2020

*Jennifer Brazil*  
Name: Jennifer Brazil  
Notary Public in and for the State of WA  
Residing at: Skagit County  
My appointment expires: 7-25-2020

**Notary Public  
State of Washington  
Jennifer Brazil  
Commission Expires 07/25/2020**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P37587 / 350425-0-002-0004**

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That portion of the Northwest quarter of the Northwest quarter of Section 25, Township 35 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at a point 221.00 feet West and 40.00 feet South of the Northeast corner of said Subdivision; thence South 00° 15' 59" East, a distance of 50.94 feet;

Thence South 88° 44' 49" West, a distance of 58.90 feet;

Thence South 00° 15' 59" East, a distance of 59.06 feet;

Thence South 88° 44' 49" West, a distance of 10.00 feet;

Thence South 00° 15' 59" East, a distance of 40.00 feet;

Thence south 88° 44' 49" West to the East line of Batey Street;

Thence North 00° 15' 59" West along said East line, a distance of 150.00 feet to the South line of W. Nelson Street;

Thence North 88° 44' 49" East along said South line, a distance of 119.27 feet to the point of beginning.

Subject to a twenty (20) foot wide easement for ingress, egress and utilities, over under and across that portion of the Northwest quarter of the Northwest quarter of Section 25, Township 35 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at a point on the east line of Batey Street which is 170.00 feet South of the North line of said subdivision;

Thence North 88°44'49" East, a distance of 50.37 feet;

Thence North 00°15'59" West, a distance of 20.00 feet;

Thence South 88°44'49" West, a distance of 50.37 feet to the East line of Batey Street;

Thence South 00°15'59" West, a distance of 20.00 feet to the point of beginning.

Containing 11,654 square feet.

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Title Notification including the terms, covenants and provisions thereof:  
Recording Date: February 21, 2006  
Recording No.: 200602210181
2. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey:  
Recording Date: April 13, 2006  
Recording No.: 200604130063
3. Any rights, interests, or claims which may exist or arise by reason of any matters disclosed by survey:  
Recording Date: October 29, 2018  
Recording No.: 201810290158
4. Ordinance No. 1918-19 including the terms, covenants and provisions thereof:  
Recording Date: March 11, 2019  
Recording No.: 201903110074
5. Quit Claim Deed for Easements, including the terms, covenants and provisions thereof:  
Recording Date: March 28, 2019  
Recording No.: 201903280072
6. Quit Claim Deed for Boundary Line Adjustment and Easements including the terms, covenants and provisions thereof:  
Recording Date: November 19, 2019  
Recording No.: 201911190046
7. Quit Claim Deed for Boundary Line Adjustment and Easements including the terms, covenants and provisions thereof:  
Recording Date: January 8, 2020  
Recording No.: 202001080101
8. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
9. City, county or local improvement district assessments, if any.
10. Assessments, if any, levied by Sedro Woolley.