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11/13/2019 01:40 PM Pages: 1 of 2 Fees: \$104.50  
Skagit County Auditor, WA

**AFTER RECORDING MAIL TO:**

James T. and Teresa A. Walkley  
14834 Carolan Lane  
Anacortes, WA 98221



**202003060135**

03/06/2020 12:43 PM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-173010-OE  
Land Title and Escrow

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Affidavit No. 2019-4964  
Nov 13 2019  
Amount Paid \$6466.40  
Skagit County Treasurer  
By Marissa Guerrero Deputy

**Statutory Warranty Deed**

*\* Re-record to correct legal description \**

THE GRANTORS BRUCE W. MONTOUR and CHARLENE MONTOUR, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES T. WALKLEY and TERESA A. WALKLEY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

**Abbreviated Legal:**

Lot 1-16, Block 44, "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.," as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County Washington.

*See attached exhibit "A"*

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4109-044-016-0000, P107813

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. 02-173010-OE.

Dated November 13, 2019

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2020 836  
MAR 06 2020

Amount Paid \$ *0*  
Skagit Co Treasurer  
By *TP* Deputy

LFB 10-05(4)  
Page 1 of 2

Bruce W. Montour  
Bruce W. Montour

Charlene Montour  
Charlene Montour

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Bruce W. Montour and Charlene Montour 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: 11/13/2019

Kari A. Pittenridge  
Notary Public in and for the State of  
Residing at Oak Harbor  
My appointment expires: 9/14/2021



ALTA 2008 Commitment (08/17/06)

STATE OF WASHINGTON  
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County this 27th day of February, 2020.

Sandra Perkins Auditor  
Judy Zavala Deputy Auditor



Escrow No.: 02-173010-OE

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Lots 1 through 16, inclusive, Block 44, "PLAT OF THE TOWNSITE OF GIBRALTER, SKAGIT CO., WASHINGTON, U.S.A.," as per plat recorded in Volume 1 of Plats, pages 19 and 20, records of Skagit County, Washington.

TOGETHER WITH all that portion of the South  $\frac{1}{2}$  of Virginia Street, the East  $\frac{1}{2}$  of Nebraska Street, the West  $\frac{1}{2}$  of Dakota Street and the North  $\frac{1}{2}$  of alley adjacent and abutting said lots acquired under Skagit County Superior Court Cause No. 94-2-01013-4.

Situate in the County of Skagit, State of Washington.