

AFTER RECORDING MAIL TO:

Karen Elizabeth Russell, James Nathan Juneau
14264 Avon Allen Road
Mount Vernon, WA 98273

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-178010-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-2117
Jun 15 2020
Amount Paid \$7493.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTORS Carol Ball and Christy Garlinghouse, who also appears of record as Chris L. Garlinghouse, who acquired title as Christy L. Everett, each as their separate property, each as to an undivided 1/2 interest, as to Parcel A, AND Carol J. Ball Trustee of the Walter and Carol Ball Living Trust, dated May 2, 2002 and Christy Garlinghouse, who also appears of record as Chris L. Garlinghouse, who acquired title as Christy L. Everett, each as their separate property, each as to an undivided 1/2 interest, as to Parcel B for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KAREN ELIZABETH RUSSELL, a married person, as her separate property and JAMES NATHAN JUNEAU, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn SE NE, 14-34-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340314-1-021-0103, P21933, 340314-1-021-0004, P21932, 340314-1-040-0003, P21880

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. 01-178010-OE.

Dated June 9, 2020

Carol Ball
Carol Ball

Christy Garlinghouse
Christy Garlinghouse

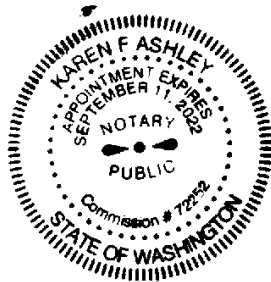
Carol J. Ball Trustee of the Walter and Carol Ball
Living Trust, dated May 2, 2002

Carol J. Ball Trustee
By: Carol J. Ball, Trustee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carol Ball and Christy Garlinghouse is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 12, 2020

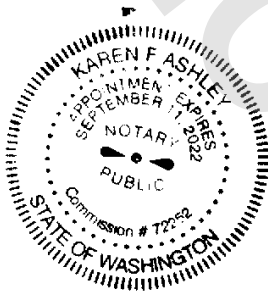


Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Carol J. Ball signed this instrument, on oath stated that he / she / they are authorized to execute the instrument and acknowledged it as the Trustee of The Walter and Carol Ball Living Trust, dated May 2, 2002 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: June 12, 2020



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022

EXHIBIT A**PARCEL "A":**

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ that is North $88^{\circ}28'$ West 308 feet from the Southeast corner thereof;
thence North $0^{\circ}55'$ East 110 feet;
thence North $88^{\circ}34'$ West 250 feet;
thence North $0^{\circ}58'$ East 256.4 feet to a point that is 58 rods South of the North line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North $88^{\circ}24'$ West along a line that is parallel with and 58 rods South of the North line of said subdivision, 528 feet;
thence South $0^{\circ}39'$ West 366.5 feet to the South line of said Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South $88^{\circ}34'$ East 780.4 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, W.M., lying East of the Anacortes-Mount Vernon Highway right of way, EXCEPT County road right of way along the East line thereof, AND ALSO EXCEPT a tract described as follows:

Beginning at a point where the South line of said North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ intersects the West line of the Avon County Road right of way;
thence North on the West line of said County road 163 feet;
thence Westerly 142 feet to a point that is 160 feet due North of the South line of said North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South 160 feet to the South line of said North $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence East to the point of beginning.

ALSO EXCEPT the following described tract, to-wit:

ALTA COMMITMENT

Title Order No.: **01-178010-OE**

EXHIBIT A

PARCEL "B" (continued):

Beginning at a point where the North line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ intersects the East line of the Anacortes-Mount Vernon Highway right of way;
thence Southeasterly along said highway line 195 feet;
thence Northerly in a straight line to a point on the North line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, which is 195 feet East of the point of beginning;
thence West 195 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.