

202007230112

07/23/2020 01:59 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

After Recording Return To:

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020 7 23
JUL 23 2020

Amount Paid \$
Skagit Co. Treasurer
By *ML* Deputy

STATUTORY WARRANTY DEED

GRANTOR: **JANINE MODEN, Trustee of the NOEL AND JANINE MODEN LIVING TRUST, utd 4/12/1999**

GRANTEE: **JANINE MODEN, Trustee of the JANINE MODEN SURVIVOR'S TRUST, utd 4/12/1999**

Abbreviated Legal: Lot 75, Plate 3, Vol. 6, Pages 19-22
Portion of SW ¼ of NW ¼ of Section 11, Township 34
North, Range 1 East, W.M.

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 3975-000-075-0005 (P68351)
340111-2-028-0004 (P19141)

THE GRANTOR, **JANINE MODEN**, Trustee of the **NOEL AND JANINE MODEN LIVING TRUST, utd 4/12/1999**, hereby conveys and warrants to **JANINE MODEN**, Trustee of the **JANINE MODEN SURVIVOR'S TRUST, utd 4/12/1999**, 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.

SUBJECT TO: Easements, restrictions, and reservations of record.

Statutory Warranty Deed

DATED: July 16, 2020.

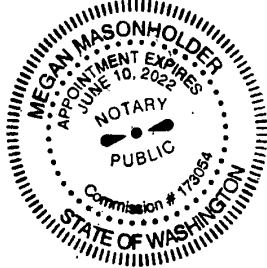
**NOEL AND JANINE MODEN LIVING TRUST,
utd 4/12/1999**


By 
JANINE MODEN
Trustee

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **JANINE MODEN** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it as Trustee of the **NOEL AND JANINE MODEN LIVING TRUST, utd 4/12/1999**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16th day of July, 2020.




Printed Name **MEGAN MASONHOLDER**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires June 10, 2022

Statutory Warranty Deed

EXHIBIT "A"Legal Description:3975-000-075-0005 (P68351)

Lot 75, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4," Plate 3, as per plat recorded in Volume 6 of Plats, pages 19 and 22, inclusive, records of Skagit County, Washington.

TOGETHER WITH the following described parcel:

Beginning at the Southwesterly corner of Lot No. 75, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4," Plate 3, as per plat recorded in Volume 6 of Plats, pages 19 and 22, records of Skagit County, Washington;
thence South 18°03' East 25 feet;
thence North 67°43'30" East to the Southerly line of the County Road as shown on the plat;
thence North 46°54' West to the Southerly line of Lot 75;
thence South 67°43'30" West along the Southerly line of Lot 75 to the point of beginning.

Situate in the County of Skagit, State of Washington.

340111-2-028-0004 (P19141)

That portion of the Southwest ¼ of the Northwest ¼ of Section 11, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the most Southerly corner of Lot 75, Plate 3, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4," as per plat recorded in Volume 6 of Plats, pages 19 and 22, inclusive, records of Skagit County, Washington;
thence South 18°03' East a distance of 125 feet;
thence North 67°43'30" East, a distance of 425 feet, more or less, to the Southerly line of County Road No. 377;
thence Westerly along the Southerly line of said road, a distance of 105 feet, more or less;
thence Northwesterly along the Southwesterly line of said road, a distance of 92.28 feet to the most Southerly and Easterly corner of said Lot 75;

thence South 67°43'30" along the Southeasterly line of said Lot 75, a distance of 251.09 feet to the point of beginning,

EXCEPT the Northwesterly 25 feet thereof, as conveyed to Jackson L. Hockman and Billie R. Hockman, husband and wife, by instrument recorded September 28, 1970, under Auditor's File No. 743951,

ALSO EXCEPT the Southwesterly 25 feet thereof.

Situate in the County of Skagit, State of Washington.

Exhibit "A"
Statutory Warranty Deed