

When recorded return to:

Joseph C. Abridello and Lisa M. Abridello
929 Wicker Road
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-3535

Sep 04 2020

Amount Paid \$1925.00
Skagit County Treasurer
By Marissa Guerrero Deputy

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620043794

CHICAGO TITLE
620043794

STATUTORY WARRANTY DEED

THE GRANTOR(S) Diane Marie Dodd, Successor Trustee of the Tyree Family Trust Agreement dated November 7, 2002

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joseph C. Abridello and Lisa M. Abridello, 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. G.L. 3, 19-35-5E, W.M.

Tax Parcel Number(s): P39482 / 350519-0-043-0002, P39493 / 350519-0-054-0107

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: September 3, 2020

Tyree Family Trust Agreement dated November 7, 2002

BY: Diane Marie Dodd
Diane Marie Dodd
Successor Trustee

State of WA
County of SNOHOMISH

I certify that I know or have satisfactory evidence that Diane Marie Dodd

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Successor Trustee of Tyree Family Trust Agreement Dated November 7, 2002 to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 4, 2020

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Carlisle, WA
My appointment expires: 10/27/2022

NOTARY PUBLIC
STATE OF WASHINGTON
LOUREA L. GARKA
License Number 122836
My Commission Expires 10-27-2022

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P39482 / 350519-0-043-0002 and P39493 / 350519-0-054-0107

Parcel A:

That portion of Government Lot 3, Section 19, Township 35 North, Range 5 East of the Willamette Meridian, described as follows: Beginning at the Northwest corner of said subdivision; thence South 89° 53' 15" East, along the North line of said sub-division, a distance of 345.00 feet; thence South parallel with the West line of said subdivision, a distance of 30.00 feet to a point on the South line of Wicker Road, which point is the true point of beginning of this description; thence continuing South, parallel with the West line of said subdivision, a distance of 157.00 feet; thence North 89° 53' 15" West, parallel with the North line of said subdivision, a distance of 95.00 feet; thence South, parallel with the West line of said subdivision, a distance of 157.00 feet; thence South 89° 53' 15" East, parallel with the North line of said Subdivision, a distance of 80.00 feet to a point that is 330.00 feet East of the West line of said subdivision; thence South, parallel with the West line of said subdivision, a distance of 2.28 feet to a point on the North line of that tract of land conveyed to L. M. Elliott, et al, by deed recorded under Auditor's File No. 268711; thence South 89° 41' 00" East, along the North line of said Elliott tract, a distance of 28.75 feet; thence North, parallel with the West line of said subdivision, a distance of 316.38 feet to a point on the South line of said Wicker Road; thence North 89° 53' 15" West, along the South line of said Wicker Road, and parallel with the North line of said subdivision, a distance of 13.75 feet to the true point of beginning.

Situated in Skagit County, Washington.

Parcel B:

A non-exclusive Easement for ingress, egress and utility purposes, over, under, across and through a strip of land 13.75 feet in width, lying East of, and adjacent to, the East line of the above described tract of land, and extending from the North line of the above described tract to the South line of the above described tract.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Subject to and together with and Easement for ingress, egress and utilities as disclosed by Deed, including the terms, covenants and provisions thereof

Recording Date: February 14, 1974
Recording No.: 796781

2. Any rights, interests, or claims which may exist or arise by reason o matters disclosed by survey,

Recording Date: May 16, 1985
Recording No.: 8505160011
Affects: Westerly boundary

3. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,

Recording Date: November 18, 1996
Recording No.: 9611180045
Affects: Southerly boundary

4. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.

5. Assessments, if any, levied by Sedro Woolley.

6. City, county or local improvement district assessments, if any.