

AFTER RECORDING MAIL TO:

**Christopher Duplisea, Jessica Wilson
16843 Donnelly Road
Mount Vernon, WA 98273**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-180068-OE
Land title and Escrow**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-3989
Sep 30 2020
Amount Paid \$7134.37
Skagit County Treasurer
By Marissa Guerrero Deputy

Statutory Warranty Deed

THE GRANTOR PHILIP YALE WYNNE, who acquired title as Phillip Yale Wynne and who also appears of record as Philip Wynne, as his separate property (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange) in hand paid, conveys and warrants to CHRISTOPHER DUPLISEA and JESSICA WILSON, each an unmarried person and each as his/her separate property the following described real estate, situated in the County of Skagit, State of Washington

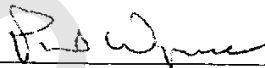
Abbreviated Legal:
Ptn SE ¼ NE ¼, 14-34-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **340314-0-013-0006, P21852**

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. 01-180068-OE.

Dated September 28, 2020


Philip Yale Wynne

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Philip Yale Wynne 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: September 29, 2020





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

EXHIBIT A

That portion of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point 489.06 feet East and 20 feet North of the Southwest corner of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

thence East along the North line of the County road 80 feet;

thence North parallel to the West line of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 311.36 feet, more or less, to the North line of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of said Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;

thence West along said North line 80 feet;

thence South 311.51 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.