

When recorded return to:

Lisa R. McFadden and Joseph H. McFadden
14533 Jura Way
Anacortes, WA 98221

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620045565

CHICAGO TITLE
620045565

STATUTORY WARRANTY DEED

THE GRANTOR(S) DeAnna L. McFadden, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Lisa R. McFadden and Joseph H. McFadden, 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.)

Lot(s): Ptn. 12, 13 and 14, Entners Tracts Subdivision 1

Tax Parcel Number(s): P65203 / 3909-000-013-0001

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5413

Dec 18 2020

Amount Paid \$6005.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 10, 2020

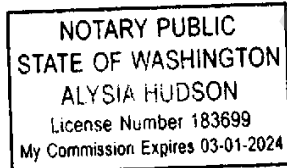
DeAnna L. McFadden
DeAnna L. McFadden

State of washington
county of skagit

I certify that I know or have satisfactory evidence that

DeAnna L. McFadden
(is)are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12.15.2020



Alysia Hudson
Name: Alysia Hudson
Notary Public in and for the State of WA
Residing at: drumton
My appointment expires: 03.01.2024

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P65203 / 3909-000-013-0001

PARCEL "A":

Lot 13, "ENTNER'S TRACTS SUBDIVISION NO. 1", as per plat recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington;

EXCEPT that portion described as follows:

Beginning at a point on the North line of said Lot 13, 130.15 feet West of the East line of said lot, said point being the true point of beginning; thence continuing West along said North line of said Lot 13, 47.27 feet; thence Southeasterly to a point 4 feet South of the true point of beginning; thence North 4 feet to the true point of beginning.

ALSO EXCEPT that portion thereof conveyed to Commonwealth Limited Partnership I, a Washington Limited Partnership, by deed recorded May 3, 2005 as Auditor's File No. 200505030071.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Beginning at the Northwest corner of Lot 14, "ENTNER'S TRACTS SUBDIVISION NO. 1", as per plat recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington; thence North 88°51'00" East (Plat South 88°51'00" East) along the North line of said Lot 14, 123.52 feet; thence South 26°10'36" East, 19.98 feet; thence North 82°57'35" West, 124.70 feet to the Northwesterly corner of an existing chain link fence; thence North 88°51'00" West, 8.55 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Lot 12, "ENTNER'S TRACTS SUBDIVISION NO. 1", as per plat recorded in Volume 8 of Plats, pages 73 and 74, records of Skagit County, Washington, described as follows:

Beginning at a point on the South line of said Lot 12, 42.51 feet West of the East line of said lot, said point being the true point of beginning; thence continuing West along said South line, 87.64 feet; thence North at right angles 2.16 feet; thence Southeasterly to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
Recording Date: September 19, 1991
Recording No.: 9109190020
2. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
Recording Date: September 5, 1997
Recording No.: 9709050085
3. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording Date: June 18, 1997
Recording No.: 9706180017
4. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording Date: May 1, 2003
Recording No.: 200305010048
5. Quit Claim Deed for Boundary Line Adjustment, including the terms, covenants and provisions thereof
Recording Date: May 3, 2005
Recording No.: 200505030071
6. Any rights, interests, or claims which may exist or arise by reason of matters disclosed by survey,
Recording Date: June 13, 2005
Recording No.: 200506130111
7. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
8. Note: Manufactured Home Title Elimination Application recorded under Recording No. 9110020092 recites that a manufactured (mobile) home is, or is being affixed to the Land.
9. City, county or local improvement district assessments, if any.