

## AFTER RECORDING MAIL TO:

Mikeal Edward Phipps and Laura Phipps  
2000 Vaca Creek Road  
Martinez, CA 94553

LAND TITLE AND ESCROW  
01-181837-F

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-70

Jan 07 2021

Filed for Record at Request of:  
First American Title Insurance Company

Amount Paid \$7205.00  
Skagit County Treasurer  
By Heather Beauvais Deputy

*Space above this line for Recordors use only*

**STATUTORY WARRANTY DEED**

File No: **4221-3642029 (AS)**

Date: **January 04, 2021**

Grantor(s): **Kimberly Minifie and James E. Minifie**

Grantee(s): **Mikeal Edward Phipps and Laura Phipps**

Abbreviated Legal: **Ptn Lots 64, 65 & 66, 1st Add. Big Lake Water Front Trs.**

Additional Legal on page: **1**

Assessor's Tax Parcel No(s): **P106010**

**THE GRANTOR(S) Kimberly Minifie, who acquired title as Kimberly D. Cook, and James E. Minifie, a married couple for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Mikeal Edward Phipps and Laura Phipps, a married couple, the following described real estate, situated in the County of Skagit, State of Washington.**

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

~~That portion of Lots 64, 65 and 66, Plat of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, that lies Southerly of the South margin of the H.C. Peters Road, also known as West Big Lake Boulevard, EXCEPT that portion of said Lots 64 and 65 that lies Westerly of the following described line: Beginning at the Southeast corner of said Lot 65, thence North 67°47'10" West, along the Southerly line of said Lot 65, a distance of 63.81 feet to the East line of Government Lot 3, Section 1, Township 33 North, Range 4 East, W.M., and the true point of beginning of this line description; thence North 5°31'33" East a distance of 122.30 feet to the intersection of the West~~

**SEE ATTACHED**

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LPB 10-05

APN: P106010


Statutory Warranty Deed  
- continued

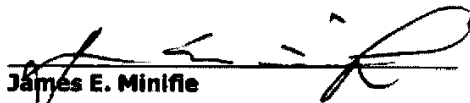
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line of said Lot 65 and the South margin of the said H.C. Peters Road and the terminus of this description.  
TOGETHER WITH the South 105.20 feet of Lot 67 in said Plat.  
TOGETHER WITH that portion of Government Lot 2, Section 1, Township 33 North, Range 4 East, W.M., that adjoins the Southwesterly line of the Plat of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, and is more particularly described as follows:  
Beginning at the Southeast corner of Lot 67 of said Plat;  
thence North 67°47'10" West, along the Southwesterly line of said Plat, a distance of 261.77 feet to the West line of said Government Lot 2;  
thence South 07°55'13" West along the West line of said Government Lot 2, a distance of 62.10 feet to the Southeast corner of Government Lot 3 of said Section 1;  
thence South 67°47'10" East, parallel with the Southwesterly line of said Plat, a distance of 239.22 feet to the Southerly extension of the East line of said Lot 67;  
thence North 22°12'50" East, along said Southerly extension, a distance of 57.86 feet to the point of beginning.  
Situate in the County of Skagit, State of Washington.

**SEE ATTACHED**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

  
Kimberly Minifie

  
James E. Minifie

APN: P106010

Statutory Warranty Deed  
- continued

File No.: 4221-3642029 (AS)

STATE OF Arizona )  
 )-ss  
COUNTY OF Maricopa )

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

Dated: 1/5/2021

[Signature]  
Notary Public in and for the State of Arizona  
Residing at: Maricopa, AZ  
My appointment expires: 6-16-2024



Title Order No.: 01-181837-F

**EXHIBIT A**

That portion of Lots 64, 65 and 66, Plat of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, that lies Southerly of the South margin of the H.C. Peters Road, also known as West Big Lake Boulevard, EXCEPT that portion of said Lots 64 and 65 that lies Westerly of the following described line:

Beginning at the Southeast corner of said Lot 65;  
thence North  $67^{\circ}47'10''$  West, along the Southerly line of said Lot 65, a distance of 63.81 feet to the East line of Government Lot 3, Section 1, Township 33 North, Range 4 East, W.M., and the true point of beginning of this line description;  
thence North  $5^{\circ}31'33''$  East a distance of 122.30 feet to the intersection of the West line of said Lot 65 and the South margin of the said H.C. Peters Road and the terminus of this description.

TOGETHER WITH the South 105.20 feet of Lot 67 in said Plat.

TOGETHER WITH that portion of Government Lot 2, Section 1, Township 33 North, Range 4 East, W.M., that adjoins the Southwesterly line of the Plat of "FIRST ADDITION BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 4 of Plats, page 15, records of Skagit County, Washington, and is more particularly described as follows:

Beginning at the Southeast corner of Lot 67 of said Plat;  
thence North  $67^{\circ}47'10''$  West, along the Southwesterly line of said Plat, a distance of 261.77 feet to the West line of said Government Lot 2;  
thence South  $0^{\circ}55'13''$  West along the West line of said Government Lot 2, a distance of 62.10 feet to the Southeast corner of Government Lot 3 of said Section 1;  
thence South  $67^{\circ}47'10''$  East, parallel with the Southwesterly line of said Plat, a distance of 239.22 feet to the Southerly extension of the East line of said Lot 67;  
thence North  $22^{\circ}12'50''$  East, along said Southerly extension, a distance of 57.86 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

**END OF EXHIBIT A**