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01/20/2021 09:13 AM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

After Recording Return To:

BETTS AUSTIN JOHNSON, pllc
2200 Rimland Drive, Suite 230
Bellingham, WA 98226-6695

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021 235
JAN 20 2021

Document Title(s): Statutory Warranty Deed

Reference No. of Documents Released/Assigned: N/A

Grantor: ROLAND C. CULBERTSON

Grantee: TERRELL R. CULBERTSON, individually

**Abbreviated Legal: PTN TRACT B, WOOD'S TO ANACORTES
SEC 21, TWN 35, R 01**

Amount Paid \$-0
Skagit Co. Treasurer
By *HB* Deputy

Full Legal Description Attached as Exhibit "A" to Statutory Warranty Deed, page 3
Assessor's Tax Parcel ID No. P60629

STATUTORY WARRANTY DEED

The GRANTOR, ROLAND C. CULBERTSON, for and in consideration of a gift (no consideration given), conveys and warrants to TERRELL R. CULBERTSON, individually, all of his interest in the following described real estate, situated in the County of Skagit, State of Washington, including any after acquired title:

See legal description attached hereto as Exhibit "A".

DATED: January 6, 2021.

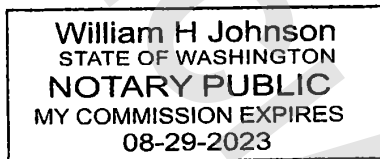
ROLAND C. CULBERTSON, Grantor

STATE OF WASHINGTON)
) ss.
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that ROLAND C. CULBERTSON is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED: January 6, 2021.

(SEAL/STAMP)



William H. Johnson
NOTARY PUBLIC
My commission expires: 8/29/23

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EXHIBIT A

Site Address: Wood's to Anacortes Tract B Blk 3 (2.25 acres), Anacortes, Washington (Tract B)
Tax Parcel No.: P60629

Tract "B", "Woods Addition to Anacortes, Washington," according to the plat recorded in Volume 4 of Plats, page 35, records of Skagit County, Washington, EXCEPT the Westerly 30 feet thereof and EXCEPT those portions thereof described as follows:

- (a) Beginning at the Northwest corner of Tract "B"; thence South 89°53' East for a distance of 30 feet to the true point of beginning; thence South 89°53' East for a distance of 445.38 feet along the Northern boundary of the tract; thence South 0°07' West for a distance of 125 feet; thence North 89°53' West for a distance of 446.86 feet; thence North 0°47' East for a distance of 125.01 feet to the true point of beginning.
- (b) Beginning at the Northwest corner of Tract "B"; thence South 89°53' East for a distance of 30 feet; thence South 0°47' West for a distance of 125.01 feet to the true point of beginning; thence South 0°47' West for a distance of 373.43 feet; thence South 89°53' East for a distance of 131.20 feet; thence North 0°07' East for a distance of 373.4 feet; thence North 89°53' West for a distance of 126.86 feet to the true point of beginning.
- (c) Beginning at the Southwest corner of Tract "B"; thence South 89°53' East for a distance of 161.20 feet; thence North 0°07' East for a distance of 124.5 feet to the true point of beginning; thence North 0°07' East for a distance of 124.5 feet; thence South 89°53' East for a distance of 135 feet; thence South 0°07' West for a distance of 124.5 feet; thence North 89°53' West for a distance of 135 feet to the true point of beginning.

Situate in the City of Anacortes, Skagit County, Washington.

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.