

202101210164

01/21/2021 03:46 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

When recorded return to: Shannon DuBois
11208 248th Ave NE
Redmond WA 98053

STATUTORY WARRANTY DEED

THE GRANTOR(S)

Adele Turner-Slind

for and in consideration of

\$432,700.00

in hand paid, conveys, and warrants to

Shannon DuBois and
Jim DuBois

the following described real estate, situated in the County of Skagit

, State of Washington:

See attached Legal description

Section 32, Township 36, Range 3; Ptn Gov. Lot 9

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2021-2109
JAN 21 2021

Amount Paid \$10928.20
Skagit Co. Treasurer
By [Signature] Deputy

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s):

P48505

360332-D-009-0008

LPB 10-05(r)
Page 1 of 2

Dated: 12.28.2010

Adele Turner Slind

STATE OF Washington
COUNTY OF Skagit

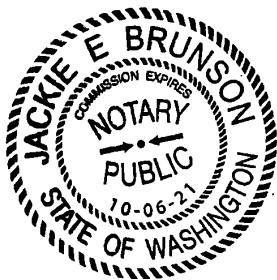
ss.

I certify that I know or have satisfactory evidence that Adele Turner-Slind

(is/are) the person(s) who appeared before me, and said person(s) acknowledged that She signed
this instrument, on oath stated that authorized to execute the instrument and acknowledge it
as the of
to be

the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:



Jackie Brunson

Notary name printed or typed: Jackie Brunson
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 10/06/21

Current Legal Description Abbreviation Definitions

(6.0000 ac) CU F&A #65 AF#760343 1973 TRNSF AF#812596 DK 19 LT 9, SECTION 32, TOWNSHIP 36 NORTH, RANGE 3 EAST, W.M., LESS TRS & LT 8 LESS RD & DT & LT 4 LESS TAX 6 RD & DT & RT#0-009-01 ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL: THAT PORTION OF GOVERNMENT LOT 9 DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF SAID GOVERNMENT LOT 9, SE SECTION CORNER; THENCE NORTH 0-49-43 WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 9, 523.33 FEET; THENCE SOUTH 88-09-16 WEST, 20 FEET TO THE WESTERLY MARGIN OF FARM TO MARKET ROAD AND ALSO BEING THE NE CORNER OF THAT CERTAIN PARCEL CONVEYED TO CONTINENTAL TELEPHONE COMPANY OF THE NORTHWEST, INC. AND UNDER AF#842347 AND BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88-09-16 WEST ALONG THE NORTH LINE OF SAID CONTINENTAL TELEPHONE COMPANY OF THE NORTHWEST, INC. PARCEL, 200 FEET TO THE NW CORNER THEREOF; THENCE CONTINUE SOUTH 88-09-16 WEST, 72.05 FEET; THENCE NORTH 0-49-43 WEST PARALLEL WITH SAID EAST LINE OF GOVERNMENT LOT 9, 220.61 FEET, MORE OR LESS, TO THE NORTH LINE OF THAT CERTAIN PARCEL CONVEYED TO CAROL R ROSS AND ADELE R. TURNER UNDER AF#200001060003, ALSO BEING THE INTENDED (DEED CALL DO NOT MATCH EXACTLY) SW CORNER OF THAT CERTAIN PARCEL CONVEYED TO LINDA M MOORECROFT UNDER AF#2001042400118; THENCE NORTH 89-10-17 EAST (CALLED EAST ON PREVIOUS DESCRIPTION) ALONG SAID NORTH LINE OF ROSS-TURNER PARCEL, 50 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID NORTH LINE, ALSO BEING THE INTENDED SE CORNER OF SAID MOORCROFT PARCEL; THENCE NORTH 0-49-43 WEST (CALLED NORTH ON PREVIOUS DESCRIPTION) ALONG THE EAST LINE OF SAID MOORCROFT PARCEL, 11 FEET TO AN ANGLE POINT ON THE SAID NORTH LINE OF SAID ROSS-TURNER PARCEL; THENCE NORTH 89-10-17 EAST ALONG SAID NORTH LINE, 222 FEET, MORE OR LESS, TO SAID WESTERLY MARGIN OF FARM TO MARKET ROAD AT A POINT BEARING NORTH 0-49-43 WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 0-49-43 EAST ALONG SAID WESTERLY MARGIN OF FARM TO MARKET ROAD, 226.78 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT ROAD AND DRAINAGE RIGHTS OF WAY EXCEPT THE FOLLOWING DESCRIBED PROPERTY: COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 9, SOUTHEAST SECTION CORNER; THENCE NORTH 0-28-45 WEST ALONG THE EAST LINE OF SAID GOVERNMENT LOT 9, A DISTANCE OF 523.33 FEET; THENCE SOUTH 88-30-15 WEST, A DISTANCE OF 292.05 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN PARCEL CONVEYED TO SKAGIT COUNTY BY INSTRUMENT RECORDED UNDER AUDITORS FILE NO. 200605240071 AND BEING THE TRUE POINT OF BEGINNING OF THIS PROPERTY DESCRIPTION; THENCE CONTINUING SOUTH 88-30-15 WEST ALONG THE WESTERLY PROJECTION OF THE AFORESAID LINE, A DISTANCE OF 1,000.00 FEET; THENCE NORTH 0-28-45 WEST PARALLEL WITH SAID EAST LINE OF GOVERNMENT LOT 9, A DISTANCE OF 380.68 FEET, MORE OR LESS, TO THE UPLAND LINE OF THE DIKE RIGHT-OF-WAY OF DIKE DISTRICT NO. 19 DIKE, AS APPROPRIATED IN SKAGIT COUNTY CAUSE NO. 9244; THENCE EASTERLY AND SOUTHERLY ALONG THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF SAID DIKE DISTRICT NO. 19 DIKE TO A POINT WHICH IS 738.76 FEET NORTH AND 292 FEET WEST OF SAID SOUTHEAST CORNER OF SAID SECTION 32, SAID POINT BEING THE NORTHWEST CORNER OF SAID PARCEL CONVEYED TO SKAGIT COUNTY UNDER AUDITORS FILE NO. 200605240071; THENCE SOUTH 0-28-45 EAST (CALLED SOUTH 0-49-43 EAST ON PREVIOUS DEED) PARALLEL WITH SAID EAST LINE GOVERNMENT LOT 9 ALONG THE WEST LINE OF SAID SKAGIT COUNTY PARCEL, A DISTANCE OF 220.61 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. EXCEPT ROADS AND DITCH RIGHTS-OF-WAY: AND EXCEPT DIKE DISTRICT NO. 19 RIGHT-OF-WAY AS CONDEMNED IN SKAGIT COUNTY SUPERIOR COURT CAUSE NO. 9244.