

WHEN RECORDED RETURN TO:
MCGUIRE, DEWULF, KRAGT & JOHNSON, P.S.
PO BOX 619; 105 S. MAIN STREET
COLFAX, WA 99111

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-430

Jan 29 2021

Grantor: Philip T. McCracken and Anne McCracken
Grantee: Timothy D. Bruce and Gail Bruce

Amount Paid \$6005.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Statutory Warranty Deed

THE GRANTORS, Philip T. McCracken and Anne McCracken, his wife on August 10, 1983, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Timothy D. Bruce and Gail Bruce, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Parcel 1 & A Ptn of Parcel 2, SP #87-80, AF#8008200006 (Ptn SE. 36-36-1)

For Full Legal See Page 2 (Exhibit "A")

Tax Parcel Number(s): 360136-4-001-0006 / P46929, 360136-4-001-0204 / P46931

Dated 1/6/2021

Philip T. McCracken

Robert M. McCracken
x Robert M. McCracken, His Attorney-In-Fact

Ann McCracken
x Ann McCracken

STATE OF WASHINGTON)
County of SKAGIT) ss.

I certify that I know or have satisfactory evidence that Robert M. McCracken is the person who appeared before me, and said person signed this instrument, on oath stated that she was authorized to execute the instrument, and acknowledged it as the Attorney-In-Fact for Phillip T. McCracken, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 6th day of January, 2021.

(Seal or Stamp) JUSTIN R ROTHBOECK
Notary Public
State of Washington
Commission # 175044
STATE OF WASHINGTON Expires Nov 9, 2022
County of SKAGIT)

Justin Rothboeck
x NOTARY PUBLIC (Signature)
JUSTIN ROTHBOECK
(Printed Name)
My commission expires 11/9/2022

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

DATED this 6th day of January, 2021.

(Seal or Stamp) JUSTIN R ROTHBOECK
Notary Public
State of Washington
Commission # 175044
My Comm. Expires Nov 9, 2022
Page 1 of 2

Justin Rothboeck
x NOTARY PUBLIC (Signature)
JUSTIN ROTHBOECK
(Printed Name)
My commission expires 11/9/2022

Title Order No.: **01-182767-O**

EXHIBIT A

PARCEL "A":

Parcel 1, Short Plat No. 87-80, approved on August 20, 1980, recorded on August 20, 1980, in Volume 4 of Short plats Page 160, under Auditor's File No. 8008200006, records of Skagit County, Washington, being a portion of the Southeast quarter of Section 36, Township 36 North, Range 1 East, W.M.

Situate in County of Skagit, State of Washington.

PARCEL "B":

That portion of Parcel 2, Short Plat No. 87-80, approved on August 20, 1980, recorded on August 20, 1980, in Volume 4 of Short plats Page 160, under Auditor's File No. 8008200006, records of Skagit County, Washington, being a portion of the Southeast quarter of Section 36, Township 36 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of said Parcel 2; thence West along the North line thereof to a point on the East line of the Guemes Island Road;
thence Southwesterly along the East line of said road, a distance of 100 feet;
thence Southeasterly to a point of the East line of said Parcel 2 that is 130 feet South of the Northeast corner thereof;
thence North 130 feet to the point of beginning.

Situate in County of Skagit, State of Washington.

END OF EXHIBIT A