

AFTER RECORDING MAIL TO:

**Shane and Callie Harkness
25864 Hoehn Road
Sedro Woolley, WA 98284**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-519

Feb 05 2021

Amount Paid \$7605.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-182513-OE**

Statutory Warranty Deed

THE GRANTORS ALAN R. BROOKS and ASHLEY G. RODGERS, each a single person as their separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SHANE HARKNESS and CALLIE HARKNESS, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tr. 3, SP 76-78 AF#887787(Ptn Lot 47, Peavey's Acreage Trs 1 & 2

Situate in the County of Skagit, State of Washington.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **3966-001-047-0207, P67943**

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-182513-OE.

Dated **February 1, 2021**

Alan R. Brooks
Alan R. Brooks

Ashley G. Rodgers
Ashley G. Rodgers

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alan R. Brooks and Ashley G. Rodgers is / are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: Feb 2, 2021

Kimberly A. Hawes
Kimberly A. Hawes
Notary Public in and for the State of Washington
Residing at Oak Harbor
My appointment expires: August 18, 2024



EXHIBIT A

Tract 3 of Skagit County Short Plat No. 76-78, approved September 15, 1978 and recorded September 20, 1978, under Auditor's File No. 887787, in Book 3 of Short Plats, page 20, records of Skagit County, Washington; being a portion of Lot 47, "PEAVEY'S ACREAGE, TRACTS NO. 1 & 2, SECTIONS 17, 20, 21, 22 & 28, TOWNSHIP 35 NORTH, RANGE 5 EAST, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 37, records of Skagit County, Washington,

EXCEPT therefrom that portion conveyed to Skagit County for road purposes by deed dated August 21, 1978 and recorded September 21, 1978, under Auditor's File No. 887913, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.