

AFTER RECORDING MAIL TO:

**Vijay K. Sood , Trustee
2716 Oakes Avenue
Anacortes, WA 98221**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-184104-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1357
Mar 31 2021
Amount Paid \$25182.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

Statutory Warranty Deed

THE REID M. WILLIAMS and LAURA A. WILLIAMS, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to VIJAY K. SOOD and MARYANNE SOOD, TRUSTEES of the VIJAY AND MARYANNE SOOD LIVING TRUST, dated October 21, 2011 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:


Ptn RR R-O-W, 23-35-1 E; Ptn Trs 1 & 2, Plate 7, 14 & 23-35-1 E; Lots 7 & 8, Blk 201, NP Add To Anac

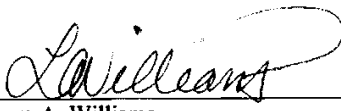
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3809-201-008-0003, P58262, 350123-0-002-0405, P31690

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated March 25, 2021


Reid M. Williams


Laura A. Williams

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: March 30, 2021



Brianna Maldonado

Notary Public in and for the State of Washington

Residing at Mount Vernon WA 98273

My appointment expires: 08/30/2021

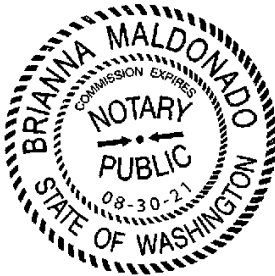


EXHIBIT A**PARCEL "A":**

That portion of the Burlington Northern Railroad right-of-way designated as Northern Pacific Railroad on the Plat of "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of Block 201 of said plat;
thence North 21°36'44" West along the Westerly line of Block 201, a distance of 200.00 feet to the Northwest corner of said Block 201;
thence North 72°12'09" East along the Northerly line of said Block 201, a distance of 60.12 feet to the true point of beginning;
thence North 21°36'44" West, a distance of 143.94 feet;
thence North 71°17'58" East, a distance of 60.07 feet;
thence South 21°36'44" East, a distance of 144.89 feet to a point on the Northerly line of said Block 201;
thence South 72°12'09" West, a distance of 60.13 feet to the true point of beginning.

That portion of the following described Tract "RR" which lines between the Northwesterly extensions of the Southwesterly and Northeasterly lines of that certain tract of land conveyed to S. P. Patrovsky, et ux, by that certain Quit Claim Deed recorded June 29, 1988, under Auditor's file No. 8806290029.

Tract "RR":

Tracts 1 and 2, Plate 7 in Section 14, Township 35 North, Range 1 East, W.M., and all that part of Tract 1, Plate 7 in Section 23, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the initial point of said Tract 1 of Section 23;
thence West 305 feet;
thence South 70°44' West 855 feet;
thence South 23° East 112 feet;
thence North 69°10' East 136 feet;
thence North 70°53' East 533.5 feet;
thence North 73°12' East 444 feet;
thence North 17°45' East 32 feet to beginning.

EXCEPTING and excluding from said Tracts 1 and 2, Plate 7, said Section 14, and said described portion of Tract 1, Plate 7, Section 23, and all that part thereof heretofore conveyed to the former Great Northern Railway Company, now Burlington Northern Railroad Company, described as follows:

ALTA COMMITMENT

Title Order No.: **02-184104-OE**

EXHIBIT A

PARCEL "A" continued:

Beginning at the initial point of Tract 1, Plate 7, said Section 23;
thence South $17^{\circ}45'$ West, 32 feet;
thence South $73^{\circ}12'$ West 444 feet;
thence South $70^{\circ}53'$ West, 533 $\frac{5}{10}$ feet;
thence South $69^{\circ}10'$ West 136 feet;
thence North $22^{\circ}0'$ West, 40 feet;
thence Easterly in a direct line a distance of 970 feet to a point in Tract 1, Plate 7, Section 23, which point is 40 feet Northwesterly measured at right angles, to the second course herein described;
thence Northeasterly in a direct line a distance of 200 feet, more or less, to a point which bears North $17^{\circ}45'$ East, 66 feet from the initial point of Lot 1, Tract 1, Section 23;
thence South $17^{\circ}45'$ West, 66 feet to the place of beginning.

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

PARCEL "B":

Lots 7 and 8, Block 201, "NORTHERN PACIFIC ADDITION TO ANACORTES," as per plat recorded in Volume 2 of Plats, page 9, records of Skagit County, Washington.

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

This page is only a part of a 2016 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions.

ALTA Commitment (6/17/06)