

**When recorded return to:**  
Matthew Christopher Phillips and Kortney Fay  
Phillips  
616 Haines Street  
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2021-1561

Apr 13 2021

Amount Paid \$24470.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



**CHICAGO TITLE**

COMPANY OF WASHINGTON

1835 Barkley Boulevard, Suite 105  
Bellingham, WA 98226

CHICAGO TITLE COMPANY  
620046711

Escrow No.: 245439175

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Mike Hobeck, as a separate estate and Audrey Hobeck and Terrance J Dias, wife and husband

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration  
in hand paid, conveys, and warrants to Matthew Christopher Phillips and Kortney Fay Phillips, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

The South Half of Government Lot 2 in Section 30, Township 35 North, Range 6 East of the Willamette Meridian;

EXCEPT the West 20 feet conveyed to Skagit County for road by deed dated March 8, 1961 and recorded March 9, 1961, under Auditor's File No. 605038, records of Skagit County, Washington. Situated in Skagit County, Washington

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

Tax Parcel Number(s): P101637 / 350630-0-003-0103,

Subject to:

Exhibit "A" attached hereto and by this referenced made a part thereof.

# STATUTORY WARRANTY DEED (continued)

Dated: April 6, 2021

Mike Hobeck  
Mike Hobeck

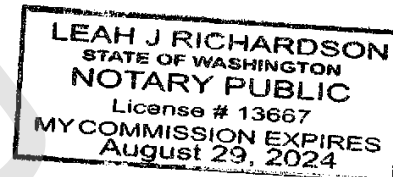
Audrey Hobeck  
Audrey Hobeck

Terrance J Dias  
Terrance J Dias

State of WASHINGTON  
County of Whatcom

I certify that I know or have satisfactory evidence that Mike Hobeck 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 this instrument.

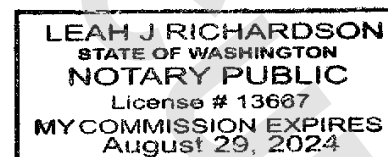
Dated: April 6, 2021  
Name: Leah J Richardson  
Notary Public in and for the State of WA  
Residing at: Bellevue  
My appointment expires: 8/29/2024



State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Audrey Hobeck and Terrance J Dias are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: April 7, 2021  
Name: Leah J Richardson  
Notary Public in and for the State of WA  
Residing at: Bellevue  
My appointment expires: 8/29/2024



**EXHIBIT "A"**

Order No.: 245439175/620046711

Title Notification, including the terms, covenants and provisions thereof

Recording Date: September 18, 2006

Recording No.: 200609180152

Septic Service agreement, including the terms, covenants and provisions thereof

Recording Date: October 6, 2006

Recording No.: 200610060101

Lot of Record Certification, including the terms, covenants and provisions thereof

Recording Date: June 22, 2007

Recording No.: 200706220120

Accessory Dwelling Unit, including the terms, covenants and provisions thereof

Recording Date: May 13, 2008

Recording No.: 200805130

TRD1000 Maintenance Agreement Contract, including the terms, covenants and provisions thereof

Recording Date: September 5, 2008

Recording No.: 200809050021