

AFTER RECORDING MAIL TO:

Paula McLeod
Po box 29857
Bellingham, WA 98228

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-2574

Jun 08 2021

Amount Paid \$9073.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for Record at Request of:

First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4262-3745869 (DP)**

Date: **June 01, 2021**

Grantor(s): **Donna J. Bloom, a single person**

Grantee(s): **Paula McLeod, a single person**

Abbreviated Legal: **Lots 1-4 & Lots 6-9, Blk 1, Browns Add. to Bow & ptn SW SW, 35-36-3 E WM**

Additional Legal on page: **2 and 3**

Assessor's Tax Parcel No(s): **P48726**

Land Title and Escrow
200658-LT

THE GRANTOR(S) Donna J. Bloom, a single person for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Paula McLeod, a single person**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

SEE ATTACHED LEGAL

The following described Parcel "B" and that portion of Parcel "A" lying Northerly of Line "C" shall be recombined or reagggregated as a single lot of record:

PARCEL "A":

Lots 1 to 4, inclusive and Lots 6 to 9, inclusive, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in

Volume 3 of Plats, page 83, records of Skagit County, Washington.

TOGETHER WITH the vacated alley adjacent thereto which would attach by operation of law as vacated on

November 4, 1959, under Skagit County Commissioners File No. 10318,

EXCEPT THEREFROM that portion of said premises of said vacated alley conveyed by deed recorded October 24,

1975, under Auditor's File No. 825325.

ALSO TOGETHER WITH that portion of vacated River Drive as would attach by operation of law as vacated on

September 16, 1975, under Commissioners File No. 13750.

SCHEDULE "A-1"**DESCRIPTION:**

The following described Parcel "B" and that portion of Parcel "A" lying Northerly of Line "C" shall be recombined or reaggregated as a single lot of record:

PARCEL "A":

Lots 1 to 4, inclusive and Lots 6 to 9, inclusive, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington.

TOGETHER WITH the vacated alley adjacent thereto which would attach by operation of law as vacated on November 4, 1959, under Skagit County Commissioners File No. 10318,

EXCEPT THEREFROM that portion of said premises of said vacated alley conveyed by deed recorded October 24, 1975, under Auditor's File No. 825325.

ALSO TOGETHER WITH that portion of vacated River Drive as would attach by operation of law as vacated on September 16, 1975, under Commissioners File No. 13750.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A tract of land in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 35, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of Section 35, Township 36 North, Range 3 East, W.M.;
thence North $0^{\circ}13'26''$ West, 209.11 feet to a point on the centerline of the Bow Hill Road;
thence North $24^{\circ}28'40''$ East along said centerline 9.21 feet to the P.C. of an 18° curve to the right;
thence Northeasterly along said curve 309.38 feet to the P.T. of said curve;
thence North $80^{\circ}10'00''$ East, 102.41 feet;
thence North $9^{\circ}50'00''$ West, 30.00 feet to the North right of way line of the Bow Hill Road, said point being the point of beginning of this description;
thence North $78^{\circ}30'30''$ West, 112.00 feet to a point on the East line of vacated River Drive as shown on the Plat of Brown's Addition to Bow;
thence North $27^{\circ}22'00''$ along the East line of vacated River Drive, 136.20 feet;
thence continuing along the East line of vacated River Drive North $36^{\circ}01'00''$ East, 16.0 feet to the Southwest corner of Lot "B" as shown on the Plat of Brown's Addition to Bow;
thence South $45^{\circ}19'23''$ East, 196.92 feet to a point on the North right of way line of the Bow Hill Road;
thence South $80^{\circ}10'00''$ West along said right of way line, 103.56 feet to the point of beginning.

(Also known as Tract B of Survey and Order Vacating County Road recorded December 19, 1978, under Auditor's File No. 893336, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SCHEDULE "A-1"**EXCEPTIONS CONTINUED:****LINE "C" DESCRIPTION:**

Begin at a point on the Northwestern line of Lot 6 in Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto;
thence Southeasterly along said parallel line and its Southeasterly extension to a point on the Southeasterly line of vacated River Drive, said point being the terminus of this line description;

ALL OF THE ABOVE TOGETHER WITH that portion of vacated River Drive as delineated on "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 9 in said Browns Addition to Bow, also being a point on the East line of Bow Street;
thence North along said East line of Bow Street for a distance of 8.00 feet;
thence South 82°31'05" East for a distance of 123.25 feet;
thence South 69°26'33" East for a distance of 38.32 feet, more or less, to the Easterly line of River Drive and the true point of beginning;
thence North 27°47'00" East for a distance of 65.16 feet along the Easterly line of vacated River Drive;
thence North 51°51'56" West for a distance of 11.52 feet;
thence South 18°13'00" West for a distance of 68.18 feet to the point of beginning.

EXCEPT FROM THE ABOVE, THE FOLLOWING DESCRIBED TRACT:

That portion of Lots 6 and 7, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington;

TOGETHER WITH that portion of vacated River Drive that reverted thereto by operation of law pursuant to Order of Vacation filed on September 16, 1975, under Commissioners File No. 13750, described as follows:

Beginning at a point on the Northwestern line of Lot 6 in Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, Washington, that lies on a line parallel with and 16 feet Southwesterly of the Southwesterly line of Lot 5 of said Block, when measured at right angles thereto;
thence Southeasterly along said parallel line and its Southeasterly extension for a distance of 191.31 feet to a point within vacated River Drive;
thence North 18°13'00" East for a distance of 20.39 feet;
thence North 57°48'11" West for a distance of 185.36 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

APN: P48726

Statutory Warranty Deed
- continued

File No.: 4262-3745869 (DP)

Donna J. Bloom
Donna J. Bloom

STATE OF Washington)
COUNTY OF Skagit)-ss
)

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

Dated: June 3rd 2021

[Signature]
Notary Public in and for the State of Washington
Residing at: Whatcom County
My appointment expires: 7/15/24

