

AFTER RECORDING MAIL TO:

**Kevin and Cherree Abbott
11142 Whistle Lake Road
Anacortes, WA 98221**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-184325-OE**

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-2771
Jun 18 2021
Amount Paid \$54892.50
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed

THE GRANTOR Kathleen A. Garde and Robert Joseph McCaffery, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KEVIN ABBOTT and CHERREE ABBOTT, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn SW 1/4 NE 1/4, 31-35-2 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): **350231-1-009-0009, P33351**

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

Dated June 16, 2021

K.A. Garde
Kathleen A. Garde

Robert Joseph McCaffery
Robert Joseph McCaffery

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Kathleen A. Garde and Robert Joseph McCaffery 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: June 18 2021

Brianna Maldonado



Notary Public in and for the State of Washington
Residing at Mount Vernon wa
My appointment expires: 08/30/2021

EXHIBIT A

PARCEL "A":

The West 25 rods of the East 50 rods of the South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 31, Township 35 North, Range 2 East, W.M.;

EXCEPT the South 62 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An easement for the purpose of ingress and egress and utilities, over, along and through the following described property:

The South $16\frac{1}{2}$ feet of the following described tract:

The South $\frac{1}{2}$ of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, Section 31, Township 35 North, Range 2 East, W.M.;

EXCEPT the South 62 feet thereof;

AND EXCEPT county road;

AND ALSO EXCEPT the East 50 rods thereof.

Situate in the County of Skagit, State of Washington.