

WHEN RECORDED RETURN TO:

Kelly Hylton
19790 Bruun Rd
Mount Vernon, WA 98273

File No.: 1859038

Filed for Record at Request of: **Stewart Title Company**

STATUTORY WARRANTY DEED

THE GRANTOR(S), **Ursula Schmid, a single person** for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys, and warrants to **Kelly Hylton, married as her sole and separate estate** the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

Subject to: This conveyance is subject to covenants, conditions, restrictions and easements, if any affecting title which may appear in the public record, including those shown on any recorded plat or survey.

Abbreviated Legal: Section 32, Township 33 North, Range 4 East - NE SE (aka Tract IV SP 82-72)

Tax Parcel Number(s): P17664

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20224441

Nov 01 2022

Amount Paid \$1605.00
Skagit County Treasurer
By Lena Thompson Deputy

Dated: 10-29, 2022

Ursula Schmid
Ursula Schmid

State of Washington
County of Skagit

This record was acknowledged before me on Oct 29, 2022 by Ursula Schmid.



Cynthia M. Ambrose
Printed Name: Cynthia M. Ambrose
Notary Public
My commission expires: 8-14-23

EXHIBIT "A" LEGAL DESCRIPTION

PARCEL A:

That portion of the North Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of

Section 32, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of said subdivision;

Thence North 88°50'13" West, along the North line of said subdivision, 407.27 feet;

Thence South 3°09'49" West, parallel with the West line of said subdivision, 332.44 feet to the South line of said

subdivision;

Thence South 88°52'13" East, along said South line 405.58 feet to the Southeast corner of said subdivision;

Thence North 3°27'18" East, along the East line of said subdivision, 332.36 feet to the point of beginning;

(Also known as Tract IV of Skagit County Short Plat No. 82-72, approved February 21, 1973).

Situated in Skagit County, Washington

PARCEL B:

A non-exclusive easement for access, egress and utilities, over and across the Northeast Quarter of the Southeast Quarter of Section 32, Township 33 North, Range 4 East of the Willamette Meridian, described as

follows:

Beginning at the East Quarter corner of said Section 32;

Thence South 3°44'47" West along the East line of said Section 32, a distance of 363.80 feet;

Thence North 88°50'13" West, a distance of 60.06 feet;

Thence North 3°44'47" East, a distance of 363.84 feet to the North line of said subdivision;

Thence South 88°46'12" East, a distance of 60.06 feet to the point of beginning;

ALSO, TOGETHER WITH a non-exclusive easement for access, egress and utilities over and across the aforementioned subdivision being 60 feet wide and lying 30 feet on each side of the following described line;

Beginning at the East Quarter corner of said Section 32;

Thence South 3°44'47" West along the East line of said Section 32, a distance of 393.83 feet to the point of

beginning of said centerline;

Thence North 88°50'13" West, a distance of 343.18 feet;

Thence South 9°26'38" West, a distance of 272.60 feet;

Thence North 88°50'13" West, a distance of 300 feet to the Southwest corner of the Northeast Quarter of the

Northeast Quarter of the Southeast Quarter of said Section 32;

Thence South 3°27'18" West along the West line of the Southeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 32, a distance of 528.41 feet;

Thence North 3°27'18" East, along the West line of the East Quarter (East Half by subdivision) of the Northeast Quarter of the Southeast Quarter of said Section 32, a distance of 890.69 feet to the terminal point of said

easement.

Situated in Skagit County, Washington

PARCEL C:

A non-exclusive easement for access, egress and utilities, over and across the South 30 feet of the South Half of the Northwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 32, Township 33 North, Range 4 East of the Willamette Meridian, the North 30 feet of the North Half of the Southwest Quarter of the Northeast Quarter of the Southeast Quarter of Section 32, Township 33 North, Range 4 East of the Willamette Meridian.

Situated in Skagit County, Washington

PARCEL D:

A non-exclusive easement for access, egress and utilities, over and across the West 30.00 feet of that portion of the North 330.00 feet at the Northwest Quarter of the Southwest Quarter of Section 33, Township 33 North, Range 4 East of the Willamette Meridian, lying Southerly and Westerly of State Highway.

Situated in Skagit County, Washington

PARCEL E:

A non-exclusive easement for access, egress and utilities, over and across that portion of the Northwest Quarter of the Southwest Quarter of Section 33, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the West Quarter corner of said Section 33;

Thence South along the West line of said Section 33, a distance of 330.00 feet to the Northwest corner of the

Ralph W. Cooper et ux property as per deed recorded June 24, 1971, under Auditor's File No. 754568, records of

Skagit County, Washington, being the true point of beginning for this easement;

Thence continue South, a distance of 93.86 feet;

Thence East, a distance of 30.00 feet;

Thence North parallel to the West line of said Section 33, a distance of 93.86 feet, to the North line of said Cooper

Tract;

Thence West 30.00 feet to the true point of beginning.

Situated in Skagit County, Washington