



202301260024

01/26/2023 02:14 PM Pages: 1 of 2 Fees: \$204.50
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20235295
JAN 26 2023

WHEN RECORDED RETURN TO:
John J. Kamrar, Attorney at Law, P.S.
105 5th St. Suite 203
Lynden, WA 98264

Amount Paid \$0
Skagit Co. Treasurer
By KD Deputy

STATUTORY WARRANTY DEED

Grantor(s): Steven G. Felton, an unmarried individual

Grantee(s): Steven Gene Felton, Trustee of the Steven Felton Living Trust dated January 22, 2023

Legal Description (abbr): SW S19 T35 R05 - A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4

Assessor's Tax Parcel ID#: P39896 / 350519-3-012-0003

THE GRANTOR(S), **Steven G. Felton, an unmarried individual**, for and in consideration of REVOCABLE TRUST conveys and warrants to **Steven Gene Felton, Trustee of the Steven Felton Living Trust dated January 22, 2023**, the following described real estate, situate in the County of Skagit, State of Washington:

LEGAL DESCRIPTION:

A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.; EXCEPT ROAD RIGHT OF WAY;

TOGETHER WITH A PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M., EXCEPT ROAD RIGHT OF WAY, DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT ON THE NORTHERLY MARGIN OF COUNTY ROAD RUNNING ALONG THE SOUTH LINE THEREOF, AND ON THE EAST LINE OF GOVERNMENT LOT 3 AS ESTABLISHED BY GREENSTREET'S SECOND ADDITION TO SEDRO WOOLLEY, AS RECORDED IN VOLUME 6 OF PLATS, PAGE 18, RECORDS OF SKAGIT COUNTY, WASHINGTON, SECTION 19, TOWNSHIP 35 NORTH, RANGE 5 EAST, W.M.;

THENCE SOUTH 88° 35' 48" EAST A DISTANCE 170.20 FEET ALONG THE NORTHERLY MARGIN OF COUNTY ROAD TO THE TRUE POINT OF BEGINING;

THENCE NORTH 1° 30' 16" WEST A DISTANCE OF 647.69 FEET TO THE 1/16TH LINE OF THE NORTHEAST 1/4 THEREOF;

THENCE SOUTH 88° 08' 55" EAST A DISTANCE OF 87.98 FEET ALONG THE 1/16TH LINE OF THE NORTHEAST 1/4 THEREOF;

THENCE SOUTH 00° 46' 24" EAST A DISTANCE OF 646.62 FEET TO THE NORTHERLY MARGIN OF COUNTY ROAD,

THENCE NORTH 88° 36' 20" WEST A DISTANCE OF 79.68 FEET ALONG THE NORTHERLY MARGIN OF COUNTY ROAD TO THE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

Subject to: This conveyance is subject to the 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.

Commonly known as 24253 East State Street, Sedro-Woolley, Skagit County, Washington

Dated: this 23 day of January, 2023.

GRANTOR(S):

Steven G. Felton
Steven G. Felton

STATE OF WASHINGTON)

) SS

COUNTY OF WHATCOM)

On this day personally appeared before me **Steven G. Felton**, to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 23 day of January, 2023.



Nomi E. Albano
Notary Public in and for the State of WA
My appointment expires 3/9/26