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08/15/2023 12:23 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

When recorded return to:

Joshua William Evans and Elyse Pierrette Perron
153 Sunset Drive
Oak Harbor, WA 98277

209890-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20237672
Aug 15 2023
Amount Paid \$8524.26
Skagit County Treasurer
By Lena Thompson Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Ellen Johnson, an unmarried person** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Joshua William Evans and Elyse Pierrette Perron, a married couple** the following described real estate, situated in the County of Skagit, State of Washington:

For Full Legal See Attached "Exhibit A"

Abbreviated Legal: Tract A & C of SP 64-72, being a ptn of 17-36-4 E W. M.

Tax Parcel Number(s): 360417-3-004-0013/P49338

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 209890-LT.

Dated: August 14th, 2023

(attached to Statutory Warranty Deed)

Ellen Johnson
Ellen Johnson

STATE OF Arizona

COUNTY OF Pima

This record was acknowledged before me on 14 day of August, 2023 by Ellen Johnson.

Ana Liora
Signature

Notary Public
Title

My commission expires: 6-20-2024 (date)

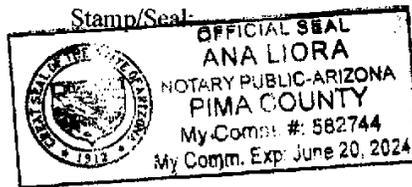


Exhibit A**PARCEL "A":**

That portion of the Southwest $\frac{1}{4}$ of Section 17, Township 36 North, Range 4 East W.M., described as follows:

Beginning at the Southwest corner of said Section 17;
thence South $89^{\circ}05'13''$ East, along the South line of said Section 17 a distance of 833.37 feet to an intersection with the Westerly margin of L.M. Abbey (Friday Creek) County road;
thence North $15^{\circ}02'00''$ West, along said Westerly margin, a distance of 804.10 feet;
thence South $74^{\circ}58'00''$ West, at right angles to said Westerly margin a distance of 617.93 feet to the West line of said Southwest $\frac{1}{4}$ of Section 17;
thence North $02^{\circ}39'00''$ East, along said West line of the Southwest $\frac{1}{4}$ a distance of 250.00 feet to the true point of beginning;
thence continue North $02^{\circ}39'00''$ East along said West line a distance of 204.82 feet;
thence North $74^{\circ}58'00''$ East a distance of 200.00 feet;
thence South $02^{\circ}39'00''$ West, parallel with said West line of the Southwest $\frac{1}{4}$ a distance of 204.82 feet to a point that is North $74^{\circ}58'00''$ East from the true point of beginning;
thence South $74^{\circ}58'00''$ West a distance of 200.00 feet to the true point of beginning.

(Also known as Tract C of that certain Short Plat No. 64-72 approved September 20, 1972).

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The West $\frac{1}{2}$ (in area) of the following described tract:

That portion of the Southwest $\frac{1}{4}$ of Section 17, Township 36 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the Southwest corner of said Section 17;
thence South $89^{\circ}05'13''$ East along the South line of said Section, 833.37 feet to an intersection with the Westerly margin of L. M. Abbey (Friday Creek) County Road;
thence North $05^{\circ}02'00''$ West along said Westerly margin 804.10 feet;
thence South $74^{\circ}58'00''$ West at right angles to said Westerly margin 617.93 feet to the West line of said Southwest $\frac{1}{4}$ of Section 17;
thence North $2^{\circ}39'00''$ East along said West line of the Southwest $\frac{1}{4}$, 250.00 feet;
thence continue North $2^{\circ}39'00''$ East along said West line 204.83 feet;
thence North $74^{\circ}58'00''$ East 200.00 feet to the true point of beginning;
thence South $2^{\circ}39'00''$ West parallel with said West line of the Southwest $\frac{1}{4}$, 102.41 feet;
thence North $74^{\circ}58'00''$ East 155.44 feet;
thence Northwesterly to a point that is North $74^{\circ}58'00''$ East 139.885 feet from the true point of beginning;
thence South $74^{\circ}58'00''$ West 139.885 feet to the true point of beginning.

(Also known as a portion of Tract "A" of that certain Short Plat No. 64-72, approved September 20, 1972.)

Situate in the County of Skagit, State of Washington.