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05/03/2024 03:47 PM Pages: 1 of 2 Fees: \$304.50  
Skagit County Auditor

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2034 0198  
MAY 03 2024

Amount Paid \$0  
Skagit Co. Treasurer  
By *GT* Deputy

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

## STATUTORY WARRANTY DEED

Grantor(s): Bruce Bailey and Christine Bailey, husband and wife

Grantee(s): Bruce Allen Bailey and Christine Louise Bailey, Trustees of the Bruce and Christine Bailey Living Trust dated May 1, 2024

Legal Description (abbr): **NE S29 T36 R04** - THAT PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4, SECTION 29, TOWNSHIP 36 NORTH, RANGE 4 EAST, W.M., LYING WESTERLY OF COUNTY ROAD, AS THE SAME EXISTED ON NOVEMBER 28, 1944

Assessor's Tax Parcel ID#: P50266

THE GRANTOR(S), **Bruce Bailey and Christine Bailey, husband and wife**, for and in consideration of FUNDING OF A LIVING TRUST conveys and warrants to **Bruce Allen Bailey and Christine Louise Bailey, Trustees of the Bruce and Christine Bailey Living Trust dated May 1, 2024**, the following described real estate, situate in the County of Skagit, State of Washington:

### LEGAL DESCRIPTION:

That portion of the South half of the North half of the South half of the Northeast quarter, Section 29, Township 36 North, Range 4 East, W.M., lying Westerly of County Road, as the same existed on November 28, 1944.

Together with an exclusive easement for ingress and egress, over and across the most Northerly 30 feet of that portion of the South half of the North half of the Southeast quarter of the Northwest quarter of said Section 29, lying Easterly of State Highway No. 1, as the same existed on November 28, 1944 (aka Pacific Highway).

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 4346 Humphrey Hill Road, Sedro Woolley, Skagit County, Washington

Dated: this 1 day of May, 2024.

