

202301240037

01/24/2023 12:30 PM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor, WA

202503240046

03/24/2025 12:57 PM Pages: 1 of 4 Fees: \$306.50
Skagit County Auditor, WA

When recorded return to:

Christine Hale, John Timothy Ensley
Robert Fredrick Verheul, Patricia Marilyn Verheul
11933 Lakeside Place Northeast
Seattle, WA 98125

Land Title and Escrow
207829-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 20235275
Jan 24 2023
Amount Paid \$15185.80
Skagit County Treasurer
By Lena Thompson Deputy

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20250823
Date 03/24/2025

Re-record to correct legal description
STATUTORY WARRANTY DEED

THE GRANTOR(S) **Linda C. Sinclair, unmarried as her separate property** for and in consideration of **NINE HUNDRED SIX THOUSAND AND 00/100 Dollars (\$906,000.00)** in hand paid, conveys, and warrants to **Christine Hale, a single person, John Timothy Ensley, a single person, and Robert Fredrick Verheul and Patricia Marilyn Verheul, a married couple** the following described real estate, situated in the County Skagit, State of Washington:

Abbreviated Legal: (Required if full legal not inserted above.)

SE NW, 31-35-2

Tax Parcel Number(s): 350231-2-017-0007/P33388 & 350231-0-033-0001/P33296

For Full Legal See Attached "Exhibit A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 207829-LT.

Dated: January 18, 2023

(attached to Statutory Warranty Deed)

Linda C Sinclair by Sandra Kay Thomas, AIF
Linda C. Sinclair by Sandra Kay Thomas, Attorney-in-Fact

STATE OF WASHINGTON

COUNTY OF Skagit

This record was acknowledged before me on 22 day of Jan, 2023 by Linda C. Sinclair by Sandra Kay Thomas, Attorney-in-Fact.

[Signature]
Signature

Notary
Title

My commission expires: 30, 2024

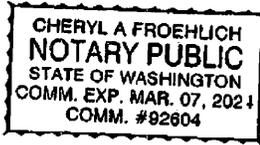


Exhibit A

PARCEL "A":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 35 North, Range 2 East, W.M., described as follows:

Beginning at a point on the West line of the North 1/2 of the East 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4, 10 rods (165 feet) South of the Northwest corner thereof; thence East parallel to the North line of said subdivision 16 rods (264 feet); thence North 10 rods, more or less, to the North line of said North 1/2 of the East 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4; thence East along the North line of said subdivision 190 feet; thence South 20 rods (330 feet), more or less, to the South line of said North 1/2 of the East 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4; thence West along the South line of said subdivision to a point South of the point of beginning; thence North along the West line of said subdivision to the point of beginning,

EXCEPT the North 20 feet thereof conveyed to Skagit County for road purposes by deed recorded February 23, 1933 under Auditor's File No. 254857 in Volume 162 of Deeds, page 248, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 35 North, Range 2 East, W.M.,

EXCEPT the East 15 feet thereof conveyed to Skagit County for road purposes by deed recorded June 23, 1932 under Auditor's File No. 251315 in Volume 161 of Deeds, page 160,

AND EXCEPT a tract of land described as follows:

Beginning at the Southeast corner of the Northwest 1/4 of said Section; thence Westerly along the East and West centerline of said Section a distance of 400 feet; thence Northerly parallel to the North and South centerline of said Section a distance of 230 feet; thence Easterly parallel to the East and West centerline of said Section a distance of 400 feet; thence Southerly along the North and South centerline of said Section, 230 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A non-exclusive easement for ingress and egress over and across that certain road located on the Easterly 40 feet of the West 1/4 of the South 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 31, Township 35 North, Range 2 East of W.M.

Situate in the County of Skagit, State of Washington.

See attached Exhibit A for correct legal description

STATE OF WASHINGTON }
COUNTY OF SKAGIT COUNTY } SS

As Auditor of Skagit County County, I do hereby certify that the foregoing instrument is a true and correct copy of the original now on file in this office.

IN WITNESS WHEREOF, I set my hand and seal as Auditor of Skagit County County this 17th day of March, 2025.

Sandra Perkins Auditor
Tom Dewish Deputy Auditor



EXHIBIT "A"

LEGAL DESCRIPTION

Parcel Number: 350231-2-017-0007/P33388 & 350231-0-033-0001/P33296

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thence East along the North line of said subdivision 190 feet;
thence South 20 rods (330 feet), more or less, to the South line of said North 1/2 of the East 1/2 of the South 1/2 of the Southeast 1/4 of the Northwest 1/4;
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