



202507010061

07/01/2025 02:22 PM Pages: 1 of 7 Fees: \$309.50
Skagit County Auditor

After Recording Return To:

Eben Twaddle IV
609 North Hill Blvd
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2025 2062
JUL 01 2025

Amount Paid \$
Skagit Co. Treasurer
By *Bm* Deputy

SPECIAL WARRANTY DEED

GRANTOR: **TANYA M. SIMPSON**, as Successor Trustee of the
TWADDLE FAMILY TRUST dated July 14, 1988

GRANTEE: **EBEN TWADDLE IV**, a married man as his separate estate

Legal Description;
Abbreviated Form: Ptn SE / NE; & Ptn NE / NE (Lot 4, SP #90-64), Sec. 20, Twn.
33N, Rg. 4 E W.M.
Ptn NW ¼ SW ¼ Sec. 33, Twn. 33N, Rg. 4 E W.M.

Additional on Page: Exhibit A

Assessor's Tax Parcel Nos.: 360428-1-008-0002; P50170
360428-1-011-1106; P133079
360428-1-008-0200; P114133
360428-1-008-0100; P112131
360428-1-002-0300; P124124

THE GRANTOR, **TANYA M. SIMPSON**, in her capacity as the Successor Trustee of the **TWADDLE FAMILY TRUST dated July 14, 1988**, in distribution of said trust, hereby grants, bargains, conveys, and confirms to the GRANTEE, **EBEN TWADDLE IV**, a married man as his separate estate, all of Grantor's right, title, and interest, together with all after-acquired title of the Grantor, in and to that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

SPECIAL WARRANTY DEED-1

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

The Grantor, for herself and for her successors in interest, does by these presents expressly limit the covenants of this deed to those herein expressed and excludes all covenant arising or to arise by statutory or other implication, and does hereby covenant to warrant and defend said real estate against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor, and not otherwise.

DATED: June 16 2025.

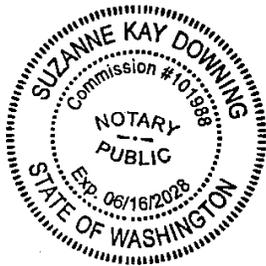
TWADDLE FAMILY TRUST dated July 14, 1988

By [Signature] Trustee
TANYA M. SIMPSON
Successor Trustee

STATE OF WASHINGTON }
COUNTY OF SKAGIT } ss.

I certify that I know or have satisfactory evidence that **TANYA M. SIMPSON** is the person who appeared before me, and said person acknowledged that she was authorized to execute the instrument and acknowledged it as the Successor Trustee of the **TWADDLE FAMILY TRUST dated July 14, 1988**, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16th day of June, 2025.



[Signature]
Printed Name Suzanne Kay Downing
NOTARY PUBLIC in and for the State of Washington
My Commission Expires June 16, 2028

EXHIBIT ALegal Descriptions:360428-1-008-0100; P112131

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 28, Township 36 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Tract 2, of Short Plat No. 135-79, approved January 25, 1980, and recorded January 25, 1980, in Book 4 of Short Plats, page 23, under Auditor's File No. 8001250004, records of Skagit County, Washington, as conveyed to Eben and Jeanne M. Twaddle, by Quit Claim Deed recorded in Volume 395, page 435, under Auditor's File No. 80022110021; thence North $87^{\circ}51'20''$ East along the South line of said Tract 2, a distance of 82.49 feet to a point on the East line of the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 28, said point being the most Northwesterly corner of Tract 1 of said Short Plat No. 135-79; thence South $1^{\circ}03'06''$ East along the East line of said subdivision, a distance of 101.70 feet; thence South $87^{\circ}49'12''$ West, parallel with the South line of said subdivision, a distance of 82.49 feet, to a point which bears South $1^{\circ}03'06''$ East from the point of beginning; thence North $1^{\circ}03'06''$ West a distance of 101.75 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

360428-1-008-0002; P50170
360428-1-011-1106; P133079
360428-1-008-0200; P114133
360428-1-002-0300; P124124

Those portions of Parcels 2 and 3 of the certain Boundary Line Declaration approved May 16, 1997, and recorded January 2, 1998, as Auditor's File No. 9801020052, (a rerecording of Auditor's File No. 9711100111), described as Tract "Y," described as follows:

TRACT "Y":

The following described Parcels 2 and 3 EXCEPT that portion of said Parcel 3 lying Easterly of the East line of Tract 2 of Skagit County Short Plat No. 135-79, approved January 25, 1980, and recorded January 25, 1980, as Auditor's File No. 8001250004 in Book 4 of Short Plats, page 23, records of Skagit County, Washington.

EXHIBIT A
STATUTORY WARRANTY DEED

BLA PARCEL 2:

That portion of Tract 2, of Short Plat No. 135-79, approved January 25, 1980, and recorded January 25, 1980, in Book 4 of Short Plats, page 23, under Auditor's File No. 8001250004, records of Skagit County, Washington, being a portion of the Northeast $\frac{1}{4}$ of Section 28, Township 36 North, Range 4 East, W.M.,

EXCEPT the following described Tract:

Beginning at the Northwest corner of said Tract 2, as conveyed to Eben and Jeanne M. Twaddle, by Quit Claim Deed recorded in Volume 395, page 435, under Auditor's File No. 80022110021;
thence North $88^{\circ}06'13''$ East along the North line of said Tract 2, a distance of 704.87 feet to the Northeast corner of said Tract 2;
thence South $1^{\circ}50'48''$ East along the East line of said Tract 2, a distance of 536.00 feet;
thence South $1^{\circ}18'06''$ East a distance of 3.01 feet;
thence South $59^{\circ}06'54''$ West a distance of 821.05 feet to the West line of said Tract 2;
thence North $1^{\circ}03'06''$ West along said West line of Tract 2, a distance of 937.03 feet to the point of beginning.

TOGETHER WITH that portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and that portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 36 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of the Southeast $\frac{1}{4}$ of said Section 28;
thence North $1^{\circ}19'10''$ West along the West line of said Southeast $\frac{1}{4}$ of said Section 28 a distance of 2,071.16 feet to the true point of beginning;
thence continue North $1^{\circ}19'10''$ West, along the West line of the Southeast $\frac{1}{4}$ of said Section 28 a distance of 690.38 feet, to the Northwest corner of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 28;
thence North $87^{\circ}49'12''$ East along the North line of said Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 40.00 feet;
thence North $34^{\circ}59'10''$ East a distance of 252.04 feet;
thence North $69^{\circ}34'46''$ East, a distance of 239.25 feet;
thence North $40^{\circ}47'20''$ East a distance of 150.17 feet;
thence North $86^{\circ}52'22''$ East a distance of 690.55 feet, to the West line of said Tract 2, of Short Plat No. 135-79, approved January 25, 1980, and recorded January 25, 1980, in Book 4 of Short Plats, page 23, under Auditor's File No. 8001250004, records of Skagit County, Washington;

**EXHIBIT A
STATUTORY WARRANTY DEED**

thence South 1°03'06" East along the West line of said Tract 2, a distance of 230.34 feet to the Southwest corner of said Tract 2;
thence continue South 1°03'06" East a distance of 318.66 feet;
thence North 84°05'56" West a distance of 319.27 feet;
thence South 83°53'43" West a distance of 234.81 feet;
thence South 3°41'11" East a distance of 155.37 feet;
thence South 29°27'03" West a distance of 478.14 feet to a point on the South line of the North ½ of the Northwest ¼ of the Southeast ¼ which bears North 87°09'16" East from the true point of beginning;
thence South 87°09'16" West, along the South line of the North ½ of the Northwest ¼ of the Southeast ¼ a distance of 414.87 feet to the true point of beginning.

ALSO TOGETHER WITH that portion of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 28, Township 36 North, Range 4 East, W.M., being also a portion of Tract D, as shown on Short Plat No. 33-75, approved August 25, 1975, as quit claimed to Richard L. Marlow by Hubert V. Wasson and Ruth C. Wasson and recorded March 17, 1976, under Auditor's File No. 831819, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southwest corner of the Southeast ¼ of said Section 28;
thence North 1°19'10" West along the West line of the Southeast ¼ of said Section 28 a distance of 1,985.73 feet to the true point of beginning;
thence continue North 1°19'10" West a distance of 85.44 feet to the Northwest corner of said Tract D;
thence North 87°09'16" East along the North line of said Tract D a distance of 414.87 feet;
thence South 29°27'03" West a distance of 134.60 feet to a point which bears South 88°08'52" East a distance of 346.39 feet from the true point of beginning;
thence North 88°08'52" West a distance of 346.39 feet to the true point of beginning.

ALSO TOGETHER WITH the South 40 feet of the North ½ of the Northwest ¼ of the Southeast ¼ of Section 28, Township 36 North, Range 4 East, W.M. lying West of the County Road.

AND ALSO TOGETHER WITH that portion of Tract 1 of said Short Plat No. 135-79, lying East of the following described line:

Commencing at the Northeast corner of said Tract 1;
thence along the North line thereof South 87°51'20" West, 166.40 feet to the point of beginning;

EXHIBIT A
STATUTORY WARRANTY DEED

thence departing said North line South 37°46'31" East, 232.48 feet, more or less, to the Northerly right of way margin of Prairie Road as depicted on said Short Plat No. 135-79 and the terminus of said line.

BLA PARCEL 3:

That portion of the Southwest ¼ of the Northeast ¼ of Section 28, Township 36 North, Range 4 East, W.M, and that portion of Tract 2, of Short Plat No. 135-79, approved January 25, 1980, and recorded January 25, 1980, in Book 4 of Short Plats, page 23, under Auditor's File No. 8001250004, records of Skagit County, Washington, and also that portion Tract 4, of Short Plat No. 99-79, approved September 12, 1979, and recorded October 3, 1979 under Auditor's File No. 7910030044 in Book 3 of Short Plats, page 189, records of Skagit County, Washington, being more particularly described as follows:

Beginning at the Southeast corner of said Tract 4;
thence North 0°46'54" West along the East line of said Tract 4 a distance of 157.28 feet;
thence continuing along the boundary of said Tract 4, South 88°23'05" West a distance of 50.01 feet;
thence North 0°46'54" West a distance of 134.52 feet to a point on the Northerly line of said Tract 4, said point being the Southeast corner of that certain tract of land conveyed to Twaddle Family Trust, by Quit Claim Deed recorded in Book 1651, page 0117-0120 under Auditor's File No. 9704150028, records of Skagit County, Washington;
thence continue North 0°46'54" West a distance of 50.14 feet to a point on the Southerly right-of-way of the Parson's Creek Road;
thence North 86°28'28" West along said Southerly right-of-way, a distance of 317.30 feet to point of curvature, said point having a radius point which bears North 3°31'32" East a distance of 613.00 feet;
thence along the arc of said curve to the right in a Northwesterly direction through a central angle of 12°35'09", an arc distance of 134.65 feet;
thence South 28°03'40" West a distance of 221.78 feet;
thence South 88°06'13" West a distance of 75.31 feet;
thence South 54°20'16" West a distance of 184.04 feet;
thence South 66°50'43" West a distance of 224.52 feet;
thence South 52°04'58" West a distance of 418.90 feet to the West line of said Tract 2;
thence continue South 52°04'58" West a distance of 53.00 feet;
thence South 70°49'17" West a distance of 392.08 feet;
thence South 34°03'39" West a distance of 337.79 feet;
thence South 37°22'23" West a distance of 130.00 feet;

**EXHIBIT A
STATUTORY WARRANTY DEED**

thence North 86°52'22" East a distance of 690.56 feet to the West line of said Tract 2;
thence North 59°06'53" East a distance of 821.05 feet to a point on the East line of said Tract 2, said point also being the Southwest corner of said Tract 4;
thence North 61°39'54" East, along the Southeasterly line of said Tract 4, a distance of 745.15 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT A
STATUTORY WARRANTY DEED