



201511170031

Skagit County Auditor 11/17/2015 Page 1 of 3 11:17AM \$75.00

After Recording Return To:

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 4671
NOV 17 2015

Amount Paid \$
Skagit Co. Treasurer

By *Mam* Deputy

STATUTORY WARRANTY DEED

GRANTOR: **KEES C. HOFMAN**, an unmarried individual

GRANTEE: **KEES C. HOFMAN**, Trustee of the **KEES C. HOFMAN REVOCABLE LIVING TRUST** dated November 16, 2015

Legal Description:
Abbreviated Form: Ptn Tract B, Short Plat #53-78

Additional on Page: Exhibit "A"

Assessor's Tax Parcel No: P30380/340520-3-003-0002

THE GRANTOR, **KEES C. HOFMAN**, an unmarried individual, for and in consideration of the transfer into his revocable living trust, and for no monetary consideration, hereby conveys and warrants to **KEES C. HOFMAN**, in his capacity as Trustee of the **KEES C. HOFMAN REVOCABLE LIVING TRUST** dated November 16, 2015, and not in his individual capacity, as GRANTEE, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

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

SUBJECT TO: Easements, restrictions and reservations of record.

DATED this 16th day of November, 2015.

KEES C. HOFMAN

STATE OF WASHINGTON

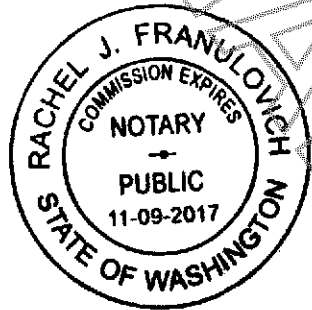
COUNTY OF SKAGIT



ss.

I certify that I know or have satisfactory evidence that **KEES C. HOFMAN** is the persons who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 16th day of November, 2015.



Rachel J. Franulovich

Printed Name RACHEL FRANULOVICH
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 11-09-2017

UNOFFICIAL DOCUMENT

EXHIBIT "A"
STATUTORY WARRANTY DEED

Tract "B" of Short Plat No. 53-78, approved August 24, 1978, and recorded August 29, 1978, in Volume 3 of Short Plats, page 2, under Auditor's File No. 886473, records of Skagit County, Washington; being a portion of the South ½ of the Southeast ¼ of the Southwest ¼ and the Southwest ¼ of the Southwest ¼ all in Section 20, Township 34 North, Range 5 East, W.M.

EXCEPT that portion described as follows:

Beginning at the Northwest corner of Tract A of said Short Plat No. 53-78;
Thence North 89 degrees 14'06" West along the Westerly prolongation of the North line of said Tract A, a distance of 328.89 feet;
Thence South 02 degrees 03'28" West parallel with the West line of said Tract A, a distance of 662.19 feet to the South line of said Tract B;
Thence South 89 degrees 09'55" East along said South line, a distance of 328.88 feet to the Southwest corner of said Tract A;
Thence North 02 degrees 03'28" East along the West line of said Tract A, a distance of 662.60 feet to the point of beginning.

TOGETHER WITH a 20 foot easement for ingress, egress, and utility purposes to a single family residence only, over and across the following described real property, said easement to be situated on the existing road over said property and to be measured 10 feet out on each side from the centerline of said road;

The West 500 feet of the Northwest ¼ of the Northwest ¼ of Section 29, Township 34 North, Range 5 East, W.M., EXCEPT the South 40 feet thereof; ALSO all that portion of the Northeast ¼ of the Northeast ¼, lying East of Nookachamps Creek, and all that portion of the North 300 feet of the Northeast ¼ of the Northeast ¼, lying West of Nookachamps Creek and East of the County Road, all in Section 30, Township 34 North Range 5 East, W.M.

ALSO EXCEPT that portion of said Tract "B" lying East of Tract "A" of said Short Plat.

Situate in the County of Skagit, State of Washington.