



201601200009

Skagit County Auditor \$75.00
1/20/2016 Page 1 of 3 11:39AM

When recorded return to:

Mr. and Mrs. Timothy U. Price
3705 N. Woodland Drive
Mount Vernon, WA 98274

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154015-SE ✓

Grantor: **Connie J. Price and Connie Jean Price**, as Personal Representative of the Estate of Earnest D. Price
Grantee: **Timothy U. Price and Janine M. Price**

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR **CONNIE J. PRICE**, as her separate property as to an undivided 1/2 interest and; **CONNIE JEAN PRICE**, as Personal Representative of the Estate of Ernest D. Price, deceased, Skagit County Superior Court Probate Cause No. 12-4-00047-6, as to the remainder for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **TIMOTHY U. PRICE** and **JANINE M. PRICE**, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 56 & 57, Forest Estates, Div. No. 2.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3915-000-057-0300, P100289

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 154015-SE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Tax Parcel Number(s): 3915-000-057-0300, P100289

Dated 1-19-16

Connie J. Price
Connie J. Price

Connie Jean Price, as Personal Representative of the Estate of Earnest D. Price

Connie Jean Price
By: Connie Jean Price, Personal Representative

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016159
JAN 20 2016

Amount Paid \$ 272.⁰⁰
Skagit Co. Treasurer
By meagan Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Connie J. Price

the person who appeared before me, and said person acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 11/9/2016

Annelise Maria Farrell



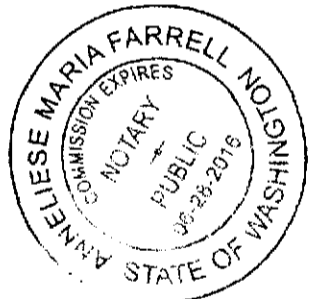
Notary Public in and for the State of Washington
Residing at La Grange
My appointment expires: 6/28/16

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Connie Jean Price
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Personal Representative
of The Estate of Ernest D. Price to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: 11/9/2016

Annelise Maria Farrell



Notary Public in and for the State of Washington
Residing at La Grange
My appointment expires: 6/28/16

PARCEL "A":

That portion of Lot 56, "FOREST ESTATES, PLAT NO. 2", as per plat recorded in Volume 8 of Plats, pages 101 and 102, records of Skagit County, Washington, lying Southerly of the following described line:

Beginning at the Southwest corner of said Lot 56;
thence North $1^{\circ}06'30''$ West, along the West line thereof, a distance of 328.55 feet;
thence Easterly along a non-tangent curve concave to the South whose radius point bears South $3^{\circ}18'10''$ East, a distance of 738.39 feet, having a delta of $11^{\circ}39'16''$, an arc distance of 150.19 feet;
thence South $81^{\circ}38'54''$ East, a distance of 74.38 feet to the East line of Lot 56;
thence South $1^{\circ}06'30''$ East, along said line, a distance of 60.83 feet to the true point of beginning of said line;
thence North $81^{\circ}38'54''$ West, a distance of 84.37 feet;
thence on a curve to the left having a radius of 678.39 feet, through a delta of $11^{\circ}50'55''$, an arc distance of 140.29 feet to the West line of said Lot 56 and the end of said line.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 57, "FOREST ESTATES, PLAT NO. 2", as per plat recorded in Volume 8 of Plats, pages 101 and 102, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 57;
thence North $89^{\circ}04'37''$ East, along the South line thereof, a distance of 173.00 feet to the true point of beginning;
thence North $1^{\circ}06'30''$ West, a distance of 264.40 feet;
thence Easterly on a non-tangent curve concave to the South whose radius point bears South $7^{\circ}44'02''$ East, a distance of 678.39 feet, having a delta of $4^{\circ}14'13''$, an arc distance of 50.17 feet to the East line of said Lot 57;
thence South $1^{\circ}06'30''$ East along said line, a distance of 268.50 feet to the Southeast corner of said Lot 57;
thence South $89^{\circ}04'37''$ West, a distance of 50.00 feet, more or less, to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.