

After Recording Return To:

Marjorie J. Sargent
1300 O Avenue #345
Anacortes, WA 98221



201703130047
Skagit County Auditor \$76.00
3/13/2017 Page 1 of 4 9:45AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017930
MAR 13 2017

Amount Paid \$~~76~~
Skagit Co. Treasurer
By *Mmm* Deputy

STATUTORY WARRANTY DEED

GRANTOR: **MARJORIE J. SARGENT**, Individually and as Personal Representative of the Estate of **JOHN G. SARGENT, Deceased**

GRANTEE: **MARJORIE J. SARGENT**, Trustee of the **JOHN G. SARGENT DECEDENT'S TRUST B, u/t/d 6/16/92**

Abbreviated Legal: PTN SW ¼ SW ¼ SEC 35 TWP 34 R 4 E W.M.
PTN NW ¼ NW ¼ SEC 35 TWP 34 R 4 E W.M.
FIDALGO CITY LOTS 1 TO 14 BLOCK 104

Additional Legal on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 340425-3-005-0006 (P27835)
340425-3-006-0005 (P27836)
340436-0-005-0009 (P29840)
4101-104-014-0004 (P73127)

THE GRANTOR, **MARJORIE J. SARGENT**, individually and in her capacity as the duly appointed, qualified, and acting Personal Representative for the Estate of **JOHN G. SARGENT, Deceased**, under Skagit County Superior Court Cause No. 15-4-00219-8, in distribution of said estate, hereby conveys and warrants to **MARJORIE J. SARGENT**, Trustee of the **JOHN G. SARGENT DECEDENT'S TRUST B, u/t/d 6/16/92**, 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:

Statutory Warranty Deed

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

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

DATED: March 9, 2017.

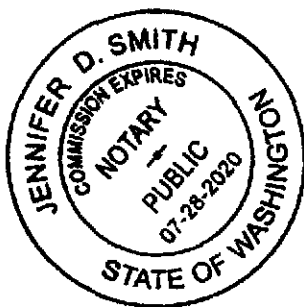
Marjorie J. Sargent
MARJORIE J. SARGENT, Individually and as
Personal Representative of the Estate of **JOHN G.**
SARGENT, Deceased

STATE OF WASHINGTON
COUNTY OF SKAGIT }

ss.

I certify that I know or have satisfactory evidence that **MARJORIE J. SARGENT** is the person who appeared before me, and said person acknowledged that she was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the Estate of **JOHN G. SARGENT, Deceased**, to be her free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 09 day of March, 2017.



Jennifer D. Smith
Printed Name Jennifer D. Smith
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 7/28/2020

Statutory Warranty Deed

EXHIBIT "A"

Legal Descriptions:

340425-3-005-0006 (P27835)

The S.W. 1/4 of the S.W. 1/4 of Section 25, Township 34 North, Range 4 East, W.M., lying westerly of the H.C. Peters Road, EXCEPT that portion thereof described as follows:

Beginning at a point on the Mountain View Road No. 307 71.5 feet North and 1580.5 feet West of the quarter section corner common to Sections 25 and 36; thence North 74°28' West 1115.4 feet to a point on the Northerly right of way line of said road; thence by various courses along the said right of way line Southerly to a point on the South line of said S.W. 1/4 of the S.W. 1/4; thence Easterly along said South line and the Northerly right of way line of said Mountain View Road No. 307 to the point of beginning, AND ALSO EXCEPT that portion thereof as conveyed to Skagit County by deed recorded May 26, 1947, under Auditor's File No. 404821 for the extension of the H.C. Peters Road No. 263 Extension, AND ALSO EXCEPT county roads.

340425-3-006-0005 (P27836) & 340436-0-005-0009 (P29840)

A tract of land lying in the Southwest 1/4 of the Southwest 1/4 of Section 25, Township 34 North, Range 4 East, W.M., and the Northwest 1/4 of the Northwest 1/4 of Section 36, Township 34 North, Range 4 East, W.M., more particularly described as follows:

Beginning at a point on the Mountain View Road 71.3 feet North and 1500.5 feet West of the 1/4 section corner between Sections 25 & 36; thence North 74-26 West 1115.4 feet to a point on the Northerly right of way line of said road; thence by various courses along the said right of way line, to the point of beginning, excluding herefrom that portion lying in Section 35, Township 34 North, Range 4 East, W.M., also excepting herefrom the following described tract:

A 60 foot wide strip of county road right of way lying 30 feet on each side of the following described centerline; said 60 foot right of way lying in Section 25 & 35, Township 34 North, Range 4 East, W.M., Beginning at a point on the centerline of a county road known as Mountain View Road, 71.3 feet North and 1580.5 feet West of the South 1/4 corner of Section 25, Township 34 North,

Range 4 East, W.M.; said point being the P.C. of a 49 degree curve to the right with a radius of 116.93 feet; thence along said curve to the right 206.8 feet to the P.T. of said curve; thence North 70-40 West 79 feet to the P.C. of a 20 degree curve to the left with a radius of 238.7 feet; thence along said curve to the left 187.5 feet to the P.T. of said curve; thence South 56-20 West to a point on the West line of Section 36, Township 34 North, Range 4 East, W.M.; thence leaving the centerline of said county road North 0-16-28 West 88.6 feet along the West line of said Section 36 to a point on the centerline of said county road; thence North 56-20 East 33.2 feet to the P.C. of a 12 degree curve to the left with a radius of 477.5 feet; thence along said curve 104.9 feet to the P.T. of said curve; thence North 43-45 East 85.6 feet to the P.C. of a 10 degree curve to the left with a radius of 318.3 feet; thence along said curve 156.7 feet to the P.T. of said curve; thence North 15-33 East 108.4 feet to the P.C. of a 30 degree curve to the left with a radius of 191 feet; thence along said curve 217.2 feet to the P.T. of said curve; thence North 49-36 West 215.5 feet to the P.C. of a 30 degree curve to the left with a radius of 191 feet; thence along said curve to the left a distance of 71.8 feet to a point on the West line of Section 25, Township 34 North, Range 4 East, W.M.

4101-104-014-0004 (P73127)

Lots 1 to 14 inclusive, Block 104, "City of Fidalgo Skagit County & Territory of Washington," according to the plat recorded in Volume 2 of Plats, pages 113 and 114, records of Skagit County, Washington.

All situate in Skagit County, Washington.