

When recorded return to:
Gaelin K. McBride and Alexis P. McBride
8468 Skagitwilde Ln
Concrete, WA 98237



Skagit County Auditor \$75.00
5/26/2017 Page 1 of 3 3:18PM

Filed for record at the request of:

Fidelity National Title

COMPANY OF WASHINGTON, INC.

10655 NE 4th St, Suite 200
Bellevue, WA 98004-5035

CHICAGO TITLE

020030503

Escrow No.: 611155512

STATUTORY WARRANTY DEED

THE GRANTOR(S) Donald D. Pearson and Sharon L. Pearson, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Gaelin McBride and Alexis McBride, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Lot(s): 16-17 Unit(S): SKAGITWILDE

Tax Parcel Number(s): P69567 / 4013-000-017-0008,

Tax Parcel Number(s): P69566 / 4013-000-016-0009

Subject to:

- 1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.

Dated: May 16, 2017

Donald D. Pearson
Donald D. Pearson

Sharon L. Pearson
Sharon L. Pearson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 2318
MAY 26 2017

Amount Paid \$ 3848.02
Skagit Co. Treasurer
By MAM Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of King

I certify that I know or have satisfactory evidence that Donald D. Pearson and Sharon L. Pearson are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 16, 2017

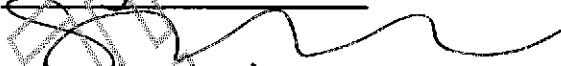

Name: Stephanie Morrison
Notary Public in and for the State of WA
Residing at: Redmond
My appointment expires: 4/13/2021



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P69567 / 4013-000-017-0008 and P69566 / 4013-000-016-0009

PARCEL A:

Tracts 16 and 17, PLAT OF SKAGITWILDE, according to the plat thereof recorded in Volume 8 of Plats, pages 17 and 18, records of Skagit County, Washington.

Situated in Skagit County, Washington

PARCEL B:

An easement for ingress and egress, over, under, across and through that portion of Tract A, Plat of Skagitwilde, according to the plat thereof recorded in Volume 8 of Plats, pages 17 and 18, records of Skagit County, Washington, described as follows:

Beginning at the most Northerly corner of Lot 17 of said plat;
Thence South 47°43'40" East, along the Northeasterly line thereof, a distance of 45.99 feet to the most Westerly corner of Lot 16 of said plat;
Thence North 40°43'00" East, along the Northwesterly line of Lot 16 of said plat, a distance of 63.94 feet;
Thence South 77°02'50" West, a distance of 77.82 feet to the point of beginning.

Situated in Skagit County, Washington

DP
SP