



201805020064

**AFTER RECORDING MAIL TO:**

Mr. and Mrs. Martin R Brown  
610 Township Street  
Sedro Woolley, WA 98284

Skagit County Auditor \$75.00  
5/2/2018 Page 1 of 2 1:32PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20181830  
MAY 02 2018

Amount Paid \$2319.<sup>00</sup>  
Skagit Co. Treasurer  
By *adm* Deputy

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-167127-FE ✓

P39897, PHN NE 1/4 SW 1/4 19-35-5

Land Title and Escrow

**Statutory Warranty Deed**

THE GRANTORS GARY L. TALBERT and CLAUDEAN H. DAVIS-TALBERT, husband and wife married on March 29, 2016 date of acquiring title and at all times since for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARTIN R. BROWN and DIANNE D. BROWN, a married couple the following described real estate, situated in the County of Skagit, State of Washington

The East 1/2 of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 35 North, Range 5 East, W.M.,

**EXCEPTING THEREFROM A PARCEL DESCRIBED AS:**

Commencing at the Southwest corner of the East 1/2 of the East 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 19, Township 35 North, Range 5 East, W.M.;  
thence North 02°50'20" West along the West line of said East 1/2 of the East 1/2, a distance of 34.95 feet to the North line of the existing right of way of East State Street and the point of beginning of this description, said right of way line being 30 feet North of the centerline of East State Street;  
thence continuing North 02°50'20" West along the West line of said East 1/2 of the East 1/2, a distance of 105.38 feet;  
thence North 87°16'53" East, a distance of 116.22 feet to a point on the West line of the East 50 feet of said East 1/2 of the East 1/2;  
thence South 02°43'07" East along the West line of said East 50 feet, a distance of 95.20 feet to the point of curvature of a curve to the right having a radius of 15.00 feet;  
thence along said curve through a central angle of 92°44'42", and an arc distance of 24.28 feet to a point on the North line of said East State Street right of way;  
thence North 89°58'25" West along said North line a distance of 100.40 feet to the point of beginning of this description;  
AND EXCEPT East State Street right of way.

Situate in the County of Skagit, State of Washington.

LPB-10-05(14)

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. 01-167127-FE.

Tax Parcel Number(s): P39897, 350519-3-013-0002

Dated 5-2-18

Gary L. Talbert  
Gary L. Talbert

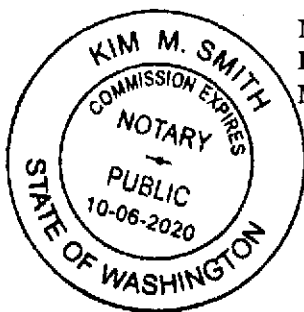
Claudean H. Davis Talbert  
Claudean H. Davis-Talbert

STATE OF Washington  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Gary L. Talbert and Claudean H. Davis-Talbert are the person(s) who appeared before me, and said person(s) 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 2nd, 2018

Kim M. Smith



Notary Public in and for the State of Washington  
Residing at MOUNT VERNON  
My appointment expires: 10-6-2020