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09/18/2018 03:28 PM Pages: 1 of 3 Fees: \$101.00  
Skagit County Auditor

AFTER RECORDING MAIL TO:

Bryce Waite, Laura Modrell  
P.O. Box 247  
Clear Lake, WA 98235

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-168294-OE ✓

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTORS ELLIS H. BUCHANAN and RUBY R. BUCHANAN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BRYCE WAITE, and unmarried individual and LAURA MODRELL, an unmarried individual, each as their separate property the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 2, #PL08-0415, Ptn Lots 1 & 5, W.M. Shaueger Ac.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3997-000-001-0000, P24566

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 and Escrow Company's Preliminary Commitment No. 01-168294-OE.

Dated September 17, 2018

20184137  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 18 2018  
Amount Paid \$ 6591.00  
By Skagit Co. Treasurer Deputy  
AF

Ellis H. Buchanan

Ellis H. Buchanan

Ruby R. Buchanan

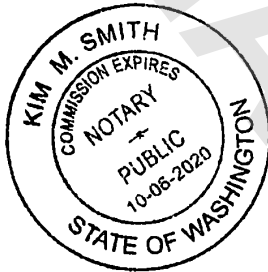
Ruby R. Buchanan

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Ellis H. Buchanan and Ruby R. Buchanan is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 18, 2018

Kim M. Smith



Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: 10-6-2020

**EXHIBIT A**

Lot 2, Short Card No. PL08-0415, approved on March 2, 2009 and recorded March 4, 2009, under Auditor's File No. 200903040074, records of Skagit County, Washington, being a portion of Lot 1, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," as per plat recorded in Volume 4 of Plats, page 36, records of Skagit County, Washington,

EXCEPT that portion of said Lot 2, more particularly described as follows:

Beginning at the Southwest corner of said Lot 2;

thence North  $0^{\circ}02'44''$  West along the West line of said Lot a distance of 13.17 feet;

thence South  $89^{\circ}16'15''$  West parallel with the South line of said Lot 2 a distance of 104.64 feet;

thence South  $0^{\circ}43'45''$  East perpendicular to said South line a distance of 13.16 feet to said South line;

thence South  $89^{\circ}16'15''$  West along said South line a distance of 104.79 feet to the point of beginning.

TOGETHER WITH that portion of Lot 5, "WM. SHAUGER ACREAGE, CLEAR LAKE, WASH.," as per plat recorded in Volume 4 of Plats, page 36, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Northeast corner of said Lot 5;

thence South  $89^{\circ}16'15''$  West along the North line of said Lot 5 a distance of 93.91 feet;

thence South  $0^{\circ}43'45''$  East perpendicular to said North line a distance of 14.69 feet;

thence North  $89^{\circ}16'15''$  East parallel with said North line a distance of 93.73 feet to the East line of said Lot 5;

thence North  $0^{\circ}03'02''$  West along said East line a distance of 14.69 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.