



202002120025

02/12/2020 11:05 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

**After Recording Return To:**

**Stephen R. Russell & Joanne Warburton**  
**1643 Swangate Way**  
**San Jose, CA 95124**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEC 24 2019

Amount Paid \$ *10*  
Skagit Co. Treasurer  
By *MH* Deputy

**STATUTORY WARRANTY DEED**

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GRANTOR: **STEPHEN R. RUSSELL**, a married man, as his separate estate

GRANTEE: **STEPHEN RUSSELL and JOANNE WARBURTON**,  
Co-Trustees of the **RUSSELL-WARBURTON LIVING TRUST**  
**utd May 17, 2019**

Legal Description;  
Abbreviated Form: P23636: Portion Government Lot 5 of Section 6, Township 34  
North, Range 4 East, W.M.  
P23840: W ½ NE ¼ SW ¼ DK 12  
P23822: SW ¼ SE ¼ NW ½ DK 12

Additional on Page: Exhibit "A"

Assessor's Tax Parcel No: 340406-0-034-0018; P23636  
340406-3-006-0008; P23840  
340406-2-004-0002; P23822

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THE GRANTOR, **STEPHEN R. RUSSELL**, a married man, as his separate estate, for and in consideration of the transfer into the revocable living trust of **STEPHEN RUSSELL** and his wife, **JOANNE WARBURTON**, and for no monetary consideration, hereby convey and warrant to **STEPHEN RUSSELL and JOANNE WARBURTON**, in their capacity as Co-Trustees of the **RUSSELL-WARBURTON LIVING TRUST utd May 17, 2019**, and not in their individual capacity, 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:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

DATED this 6<sup>th</sup> day of November, 2019.

Stephen R Russell

STEPHEN R. RUSSELL

STATE OF CALIFORNIA

COUNTY OF SANTA CLARA

} ss

I certify that I know or have satisfactory evidence that **STEPHEN R. RUSSELL** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

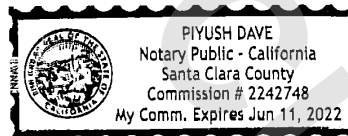
GIVEN UNDER MY HAND AND OFFICIAL SEAL this 8<sup>th</sup> day of February, 2020.

Piyush Dave  
Printed Name

PIYUSH DAVE

NOTARY PUBLIC in and for the State of California

My Commission Expires 6/11/2022



**Exhibit "A"**  
**Legal Description**

**340406-0-034-0018/P23636**

(DR19 DK12) GOVERNMENT LOT 5, LYING SOUTHERLY OF THE HIGHWAY ADJOINING THE RIGHT OF WAY OF THE GREAT NORTHERN RAILWAY COMPANY; EXCEPT THAT PORTION CONVEYED TO SKAGIT COUNTY BY DEED RECORDED MAY 4, 1933, UNDER AF#255996 IN VOLUME 162 OF DEEDS, PAGE 439; AND EXCEPT ROADS ALONG THE SOUTH AND WEST LINES THEREOF. EXCEPT ROAD RIGHT-OF-WAY TO STATE RECORDED UNDER AF#9709050021, DESCRIBED AS FOLLOWS: LYING NORTHERLY, WESTERLY AND NORTHWESTERLY OF A LINE BEGINNING AT A POINT OPPOSITE HIGHWAY ENGINEER'S STATION (HEREINAFTER REFERRED TO AS HES) 203+19.36 ON THE SR 20 SURVEY LINE OF SR20, BAYVIEW - BURLINGTON NAVAL ACCESS ROAD, AND 152.94 FEET SOUTHEASTERLY THEREFROM; THENCE EASTERLY TO A POINT OPPOSITE HES 203+66.15 ON SAID SURVEY LINE AND 171.07 FEET SOUTHEASTERLY THEREFROM; THENCE EASTERLY TO A POINT OPPOSITE HES 204+00.15 ON SAID SURVEY LINE AND 187.94 FEET SOUTHEASTERLY THEREFROM; THENCE NORTHERLY TO A POINT OPPOSITE HES 204+64.50 ON SAID SURVEY LINE AND 58.04 FEET SOUTHEASTERLY THEREFROM; THENCE NORTHEASTERLY TO A POINT OPPOSITE HES 206+81.71 ON SAID SURVEY LINE AND 58.13 FEET SOUTHEASTERLY THEREFROM; THENCE NORTHEASTERLY TO A POINT HES 211+08 MORE OR LESS ON SAID SURVEY LINE AND 50 FEET SOUTHEASTERLY THEREFROM; THENCE NORTHEASTERLY PARALLEL WITH SAID SURVEY LINE TO A POINT OPPOSITE HES 213+08 MORE OR LESS AND THE END OF THIS LINE DESCRIPTION. ALSO EXCEPT ROAD RIGHT-OF-WAY CONVEYED TO THE STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION ON WARRANTY DEED RECORDED UNDER AF#200802070095.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**340406-2-004-0002/P23822 & 340406-3-006-0008/P23840**

THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  AND THE WEST  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 6, TOWNSHIP 34 NORTH, RANGE 4, EAST W.M., EXCEPT ROAD.

SUBJECT TO: EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

SITUATED IN SKAGIT COUNTY, WASHINGTON.

**Exhibit "A"**