

When recorded return to:

Carl R. Reid and Jill D. Reid
10577 Vista View Drive
Sedro-Woolley, WA 98284

210905-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20249461

Jan 31 2024

Amount Paid \$18106.00

Skagit County Treasurer

By Kaylee Oudman Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Michael A. Hawkings and Kathi A. Hawkings, a married couple**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Carl R. Reid and Jill D. Reid, a married couple**

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

For Full Legal See Attached "Exhibit A"

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

Ptn. SE/SE; Sec. 17-35-5

Tax Parcel Number(s): 350517-0-006-0009/P39248

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 210905-LT.

Dated: 1-22-24

(attached to Statutory Warranty Deed)

[Signature]
Michael A. Hawkins

[Signature]
Kathi A. Hawkins

STATE OF ARIZONA
COUNTY OF Maricopa

This record was acknowledged before me on 22nd day of January, 2024 by Michael A. Hawkins and Kathi A. Hawkins.

[Signature]
Signature

Notary Public
Title

My commission expires: Aug. 18, 2025



Exhibit A**PARCEL "A":**

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southeast corner of said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence North 20 feet to the North line of the Burmaster Road;
thence South $88^{\circ}45'$ West along the North line of said road 1,109.7 feet;
thence North $1^{\circ}15'$ West 227 feet to the true point of beginning of this description;
thence from said point of beginning run North $1^{\circ}15'$ West 227 feet to the South line of the Sedro-Woolley-Hamilton Road;
thence North $52^{\circ}40'$ East along the South line of said Sedro-Woolley-Hamilton Road, 785.4 feet;
thence South $1^{\circ}15'$ East 458.5 feet;
thence Southwesterly in a straight line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Southeast corner of the said Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$;
thence North 20 feet to the North line of the Burmaster Road;
thence South $88^{\circ}45'$ West along the North line of said road 1,109.7 feet;
thence North $1^{\circ}15'$ West 227 feet to the true point of beginning of this description;
thence from said point of beginning run South $1^{\circ}15'$ East 227 feet;
thence North $88^{\circ}45'$ East along the North line of the Burmaster Road, 635.4 feet;
thence North $1^{\circ}15'$ West 458.5 feet to a point which is (as measured along the same course) 458.5 feet Southerly from the South line of the Sedro-Woolley-Hamilton Road;
thence Southwesterly, in a straight line, to the point of beginning.

Situate in the County of Skagit, State of Washington.