

When recorded return to:

Erin L. Meyer and Stephen G. Phillips
11698 Morford Road
Sedro-Woolley, WA 98284SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 20242649

Oct 22 2024

Amount Paid \$8005.00
Skagit County Treasurer
By Lena Thompson Deputy**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Patricia Burleson, as her separate estate, 401 North 17th Street, Apt. 104, Mount Vernon, WA 98273,

for and in consideration of ten dollars and other valuable consideration

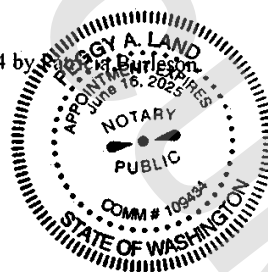
in hand paid, conveys, and warrants to Erin L. Meyer, an unmarried woman as to a 5% interest, and Stephen G. Phillips, an unmarried man as to a 95% interest.

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.Abbreviated legal description: Property 1:
Section 32, Township 35 North, Range 5 East - SW NE & SE NE

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P40489

Dated: 10-18-24Patricia Burleson
Patricia BurlesonSTATE OF WASHINGTON
COUNTY OF SKAGITThis record was acknowledged before me on 18 day of October, 2024 byPeggy A. Land
SignatureNotary
TitleMy commission expires: June 16, 2025Statutory Warranty Deed
LPB 10-05

Order No.: 24-21498-KH

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EXHIBIT A
LEGAL DESCRIPTION

Property Address: 11698 Morford Road, Sedro-Woolley, WA 98284
Tax Parcel Number(s): P40489

Property Description:

That portion of the South half of the Southeast Quarter of the Northeast Quarter of Section 32, Township 35 North, Range 5 East of the Willamette Meridian, lying Southerly of the rights-of-way conveyed to Skagit County for the Morford Road by documents recorded as Auditor's File Nos. 371072 and 395086, records of Skagit County, Washington.

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said subdivision; thence North 00 degrees 05' 21" West along the West line of said subdivision, a distance of 190.22 feet to the True Point of Beginning; thence North 23 degrees 54' 04" East, a distance of 190.23 feet to the Southerly right-of-way line of the Morford Road, as conveyed to Skagit County by Auditor's File Numbers 371072 and 395086; thence North 65 degrees 35' 01" West along said Southerly line, a distance of 85.00 feet to the West line of said subdivision; thence South 00 degrees 05' 21" East along said West line, a distance of 209.05 feet to the True Point of Beginning.

TOGETHER WITH That portion of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 32, Township 35 North, Range 5 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of said subdivision; thence North 00 degrees 05' 21" West, a distance of 190.22 feet; thence South 23 degrees 54' 04" West, a distance of 209.05 feet to the South line of said subdivision; thence North 89 degrees 23' 35" East, a distance of 85.00 feet to the Point of Beginning.

Situated in Skagit County, Washington.

Statutory Warranty Deed
LPB 10-05

Order No.: 24-21498-KH

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EXHIBIT B

24-21498-KH

9. Reservation of minerals under deed recorded November 13, 1911, under Auditor's File No. 87553 (Vol. 87, page 414), records of Skagit County, Washington.

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey named Short Plat 121-77 recorded on November 9, 1977 as Auditor's File No. 868365.

11. Provisions and matters regarding Boundary Line Adjustment set forth on document recorded on November 16, 2007 under Auditor's File No. 200711160103.

12. Regulatory notice/agreement regarding Skagit County Right to Manage Natural Resource Lands Disclosure that may include covenants, conditions and restrictions affecting the subject property, recorded on June 30, 2004 as Auditor's File No. 200406300096 .

Reference is hereby made to the record for the full particulars of said notice/agreement. However, said notice/agreement may have changed or may in the future change without recorded notice. Said notice/agreement may pertain to governmental regulations for building or land use. Said matters are not a matter of title insurance. If such non-title insurance matters are shown, they are shown as a courtesy only, without the expectation that all such matters have been shown.