

When recorded return to:

Mr. Casey Audette, Mr. Cody Audette
21516 McLaughlin Road
Mount Vernon, WA 98273



201211290089
Skagit County Auditor

11/29/2012 Page 1 of 2 3:44PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 144387-SE

Grantor: KEL PROPERTIES, LLC
Grantee: Casey Audette and Cody Audette

LAND TITLE OF SKAGIT COUNTY
144387-SE Statutory Warranty Deed

THE GRANTOR KEL PROPERTIES, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CASEY AUDETTE and CODY AUDETTE, both single individuals, each as their separate property the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 Of NE 1/4, 15-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 144387-SE.

Tax Parcel Number(s): 340415-0-012-0005, P24784

Dated November 21, 2012

KEL PROPERTIES, LLC
Loren Korthuis
By: Loren Korthuis, Manager

Arlene Korthuis
By: Arlene Korthuis, Manager

Kelli Korthuis - Bever
By: Kelli Korthuis, Manager

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20123804
NOV 29 2012

Amount Paid \$ 5086.90
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
County of King } SS:

I certify that I know or have satisfactory evidence Loren Korthuis, Arlene Korthuis and Kelli Korthuis - Bever the person who appeared before me, and said person acknowledged that they signed this instrument, on oath stated They are authorized to execute the instrument and is Managers of KEL PROPERTIES, LLC, a Washington limited liability* to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

*company
Dated: November 26, 2012

Peter D. Holman
Peter D. Holman
Notary Public in and for the State of Washington
Residing at Seattle, Washington
My appointment expires: February 15, 2015

PETER D HOLMAN
NOTARY PUBLIC-WASHINGTON
My Commission Expires
February 15, 2015

EXHIBIT A

PARCEL "A":

The East 209 feet of the West 242 feet of the North 229 feet of the Southwest ¼ of the Northeast ¼ of Section 15, Township 34 North, Range 4 East, W.M., EXCEPT the North 20 feet thereof for the McLaughlin Road, ALSO EXCEPT that portion thereof lying within the as-built and existing County Road running along the North line thereof commonly known as the McLaughlin Road, ALSO EXCEPT the 50 foot wide right of way conveyed to the Puget Sound and Cascade Railway Company by Deed recorded under Auditor's File No. 110943 in Volume 101 of Deeds, page 585, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive waterline easement as conveyed by instrument recorded October 17, 2006, under Auditor's File N o. 200610170093 in, on and across the following described property:

A 20 foot wide easement 10 feet right and 10 feet left of the following described line:

Beginning at the center of Section 15, Township 34 North, Range 4 East, W.M., Skagit County, Washington;
thence North 88°41'12" West 1,141.58 feet;
thence North 1°18'48" East 30.00 feet to the North right of way line of College Way and to the point of beginning;
thence North 15°40'04" East 117.77 feet;
thence North 23°01'53" East 532.07 feet;
thence South 89°00'30" East 554.47 feet;
thence North 01°26'51" East 666.63 feet;
thence South 89°00'30" East 360.03 feet;
thence South 88°18'01" East 33.00 feet to the terminus of said line. The side lines of said 20 foot water line easement to be extended or shortened to meet angle points.

Situate in the County of Skagit, State of Washington.



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