



201311140064

Skagit County Auditor

\$74.00

11/14/2013 Page

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3 3:41PM

When recorded return to:

Matthew J. Lazzari
15102 Nookachamps Road
Mount Vernon, WA 98273

LAND TITLE OF SKAGIT COUNTY **STATUTORY WARRANTY DEED**

1476080
THE GRANTOR(S) Franklin D. Krook and Nancy L. Krook, Husband and Wife

for and in consideration of \$10.00 and good and other valuable considerations

in hand paid, conveys, and warrants to Matthew J. Lazzari, a single man

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

For further particulars reference is made to Exhibit "A" attached hereto and by this reference made a part hereof. Exhibit "A" - Legal Description.

SUBJECT TO Covenants, Conditions and Restrictions of record as attached hereto on Exhibit "B" and by this reference made a part hereof.

Abbreviated Legal: Ptn NW NE 23-34-4 E W.M.

Tax Parcel Number(s): 340423-0-015-0002

P 27615

Dated: November 13, 2013

Franklin D. Krook

Nancy L. Krook

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Franklin D. Krook and Nancy L. Krook (is/are) the person(s) who appeared before me, and said person(s) acknowledge 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: 11/13/13

Notary Public in and for the State of Washington

My appointment expires: 5/9/16

BARRY CONWAY FORD
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 5-09-2016

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20134599

NOV 14 2013

Amount Paid \$ 3,591.70
Skagit Co. Treasurer
By mm Deputy

LPB 10-05

EXHIBIT "A"

DESCRIPTION:

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the County Road along the North line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 621 feet 11 inches East of the West line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South 80 feet to the true point of beginning;
thence South to a point 181.5 feet South of the North line of said Section;
thence East 160 feet, more or less, to the West line of that certain tract conveyed to Grant S. Orsborn and Violet H. Orsborn, by deed recorded under Auditor's File No. 473084, records of Skagit County, Washington;
thence North to a point East of the point of beginning;
thence West to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the County Road along the North line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, 621 feet 11 inches East of the West line of said Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South 80 feet;
thence East 160 feet to the West line of that certain tract conveyed to Grant S. Orsborn and Violet H. Orsborn, by deed recorded under Auditor's File No. 473084, records of Skagit County, Washington;
thence North 80 feet to the South line of the County Road;
thence West 160 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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EXHIBIT "B"

EXCEPTIONS:

- A. Easement affecting a portion of said premises and for the purpose hereinafter stated, as disclosed by instrument recorded June 22, 1955, under Auditor's File No. 519796, records of Skagit County, Washington. For right-of-way, and affects the West 20 feet of Parcel "B".
- B. Encroachment at a concrete block storage building on the East line of said premises and the location of numerous fences as disclosed by Survey recorded February 9, 2010 and recorded under Auditor's File No. 201002090002, records of Skagit County, Washington.



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