

When recorded return to:

Mr. and Mrs. William J. Dolan
9773 Dan Street
LaConner, WA 98257



Skagit County Auditor \$74.00
7/3/2014 Page 1 of 3 11:52AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 149565-OE ✓

20142367
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantor: Steven J. Swigert and Susan W. Swigert
Grantee: William J. Dolan and Shelda Bernat Dolan

JUL 03 2014

Amount Paid \$ 8549.00
By MF Skagit Co. Treasurer Deputy

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR STEVEN J. SWIGERT, as his separate property and SUSAN W. SWIGERT, as her separate property, as Joint Tenants with Right of Survivorship for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WILLIAM J. DOLAN and SHELDIA BERNAT DOLAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lots 1A & Ptn Lot 1B, Sunny Slope Replat TGW Ptn Gov. Lot 5 & SE 1/4 SE 1/4, 27-34-2 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4388-001-001-0002, P79478, 340227-4-002-0100, P102253

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. 149565-OE.

Dated July 1, 2014

Steven J. Swigert

Susan W. Swigert

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Steven J. Swigert the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 1st 2014

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

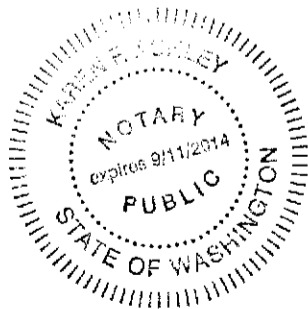


EXHIBIT A

Schedule "A-1"

149565-OE

DESCRIPTION:

Lot 1A and the West 10 feet of Lot 1B, "REPLAT OF LOT 1 OF SUNNY SLOPE," as per plat recorded in Volume 11 of Plats, page 41, records of Skagit County, Washington.

TOGETHER WITH that portion of Government Lot 5 of Section 27, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at a point on the East line of Government Lot 5 which lies North 4°15'20" East a distance of 141.00 feet from the Southeast corner of said Government Lot 5;
thence North 85°44'40" West, a distance of 25.00 feet;
thence North 4°15'20" East, a distance of 75.00 feet;
thence South 85°44'40" East, a distance of 25.00 feet to the East line of said Government Lot 5;
thence South 4°15'20" East, a distance of 75.00 feet to the point of beginning of this description,

EXCEPT that portion of the Southeast ¼ of the Southeast ¼ of Section 27, Township 34 North, Range 2 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 1A, "REPLAT OF LOT 1 OF SUNNY SLOPE," as per plat recorded in Volume 11 of Plats, page 41, records of Skagit County, Washington;
thence North 4°15'20" East along the West line of said Lot 1A, a distance of 37.30 feet;
thence South 43°41'16" East, a distance of 52.68 feet to the North line of Dan Street;
thence North 88°41'16" West along the North line of Dan Street, a distance of 39.17 feet to the point of beginning of this description.

ALSO TOGETHER WITH the North 200 feet of the South 464 feet of the West 210 feet of the Southeast ¼ of the Southeast ¼, Section 27, Township 34 North, Range 2 East, W.M.,

EXCEPT the East 105 feet thereof;

ALSO EXCEPT that portion of the North 200 feet of the South 464 feet of the West 210 feet of the Southeast ¼ of the Southeast ¼, Section 27, Township 34 North, Range 2 East, W.M.,

EXCEPT the East 105 feet thereof described as follows:

Beginning at the Southeast corner of that Parcel B on Exhibit B conveyed to John Hohmann by instrument recorded on April 10, 2002 recorded under Auditor's File No. 200204100026, records of Skagit County;
thence North for a distance of 20 feet along the West line of the East 105 feet of the North 200 feet of the South 464 feet of the West 210 feet of the Southeast ¼ of the Southeast ¼ to the Southwest corner of that Parcel B on Exhibit A conveyed to John Hohmann by instrument recorded on April 10, 2002, recorded under Auditor's File No. 200204100026, records of Skagit County;
thence South 39°00'51" West for a distance of 25.71 feet to the Northwest corner of that Parcel A conveyed to John P. Lindbeck and Kimberlee W. Lindbeck by instrument recorded on July 2, 2003 under Auditor's File No. 200307020123, records of Skagit County;
thence East along the North line of said Lindbeck parcel to an angle in the boundary of said parcel and the True Point of Beginning.

Situate in the County of Skagit, State of Washington.



201407030063

Skagit County Auditor

\$74.00

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3 11:52AM

UNRECORDED ORIGINAL DOCUMENT

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Susan W. Swigert
the person(s) who appeared before me, and said person(s) acknowledged that she
signed this instrument and acknowledge it to be free and voluntary act for the
her
uses and purposes mentioned in this instrument.

Dated: July 3rd 2014

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2014

