

When recorded return to:

Mr. Kenneth Mudge
7689 Chuckanut Drive
Bow, WA 98232

Skagit County Auditor
7/14/2014 Page

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\$73.00

2 3:02PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 149500-OE1

Grantor: Alan M. DeMarco and Janet L. DeMarco
Grantee: Kenneth Mudge

20142499
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 14 2014

Amount Paid \$ 5612.00
Skagit Co. Treasurer
By NF Deputy

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR ALAN M. DeMARCO and JANET L. DeMARCO, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KENNETH MUDGE, A SINGLE PERSON, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NW 1/4 QFSW 1/4, 11-35-3 E W.M. *fm*

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350311-0-016-0005, P34073

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. 149500-OE1.

Dated

7/11/14

Alan M. DeMarco
Alan M. DeMarco

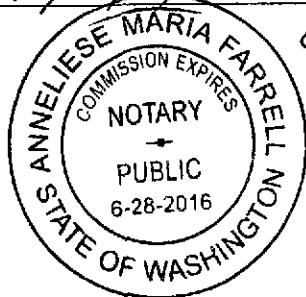
Janet L. DeMarco
Janet L. DeMarco

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Alan M. DeMarco and Janet L. DeMarco the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated:

7/11/14



Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at *La Crosse*
My appointment expires: *6/28/16*

EXHIBIT A

DESCRIPTION:

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 11, Township 35 North, Range 3 East, W.M. described as follows:

Beginning at the intersection of the Northeasterly margin of the Pacific Highway (also known as Chuckanut Drive) and the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North $33^{\circ}02'06''$ West along said Northeasterly margin a distance of 142.70 feet to the true point of beginning, said point being the Northwestern corner of tract conveyed to Iver W. Youngquist by deed recorded August 17, 1929, in Volume 149 of Deeds, page 303;
thence continue North $33^{\circ}02'06''$ West along said Northeasterly margin a distance of 271.64 feet;
thence at right angles North $56^{\circ}57'54''$ East a distance of 290.29 feet, more or less, to the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence South $1^{\circ}58'49''$ West along said East line a distance of 331.67 feet to a point which is North $56^{\circ}57'54''$ East from the true point of beginning, said point being the Northeasterly corner of said Youngquist tract;
thence South $56^{\circ}57'54''$ West at right angles to the Northeasterly margin of said Pacific Highway, and along the Northwestern line of said Youngquist tract, a distance of 99.98 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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\$73.00

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