



201504300152

Skagit County Auditor

\$75.00

4/30/2015 Page

1 of

4

3:03PM

After recording return document to:

YOUNGQUIST & BETZ  
904 South Third  
Mount Vernon, WA 98273  
**Land Title and Escrow**

151160-02

**DOCUMENT TITLE:** Statutory Warranty Deed

**REFERENCE NUMBER OF RELATED DOCUMENT:**

**GRANTOR(S):** James L. Peters and Nancy L. Peters, husband and wife

**ADDITIONAL GRANTORS ON PAGE** OF DOCUMENT. N/A

**GRANTEE(S):** 9029 Chuckanut, LLC, a Washington Limited Liability Company

**ADDITIONAL GRANTEES ON PAGE** OF DOCUMENT.

**ABBREVIATED LEGAL DESCRIPTION:** Ptn. of NW  $\frac{1}{4}$  of NW  $\frac{1}{4}$ , Sec. 24,  
Twp. 35 N, R 3 EWM

**ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 2 OF DOCUMENT.**

**ASSESSOR'S TAX/PARCEL NUMBER(S):** P34734

STATUTORY WARRANTY DEED

THE GRANTORS, JAMES L. PETERS and NANCY L. PETERS, husband and wife, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to **9029 CHUCKANUT, LLC, a Washington Limited Liability Company**, the following-described real property, situate in the County of Skagit, State of Washington:

(See attached Exhibit "A" for legal description)

DATED this 30th day of April, 2015.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20151476  
APR 30 2015

Amount Paid \$ 3,120.00  
Skagit Co. Treasurer  
By [Signature] Deputy

James L. Peters by  
Nancy L. Peters as his  
**JAMES L. PETERS** attorney in fact

Nancy L. Peters  
**NANCY L. PETERS**

STATE OF WASHINGTON )  
: SS  
COUNTY OF SKAGIT )

On this day personally appeared before me, ~~JAMES L. PETERS~~ and NANCY L. PETERS, husband and wife, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 30th day of April, 2015.



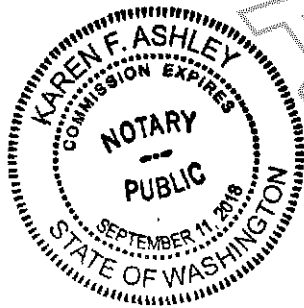
Karen Ashley  
Notary Public in and for the State of Washington,  
residing at ~~Mount Vernon~~ Sedro Woolley

STATE OF Washington }  
COUNTY OF Skagit } SS:

On this 30th day of April, 2015 before me personally appeared \_\_\_\_\_

Nancy Lynn Peters, to me known to be the individual described in and  
who executed the foregoing instrument \_\_\_\_\_ as Attorney in Fact for  
James L. Peters and acknowledged that she signed and  
sealed the same as the free and voluntary act and deed as Attorney in Fact for said principal for the  
uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution  
of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2018

**Schedule "A-1"**

**151160-OE**

**DESCRIPTION:**

**PARCEL "A":**

That portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said subdivision that is 250 feet South  $89^{\circ}55'$  East of the East right of way line of the Pacific Highway;  
thence South 175 feet;  
thence North  $89^{\circ}55'$  West 65 feet to the true point of beginning of this description; said point being the Southwest corner of a tract sold on contract to Kenneth L. Kester and Faye L. Kester, husband and wife, by instrument dated January 26, 1968 and recorded January 31, 1968 as Auditor's File No. 709715;  
thence along the West line of said Kester Tract as follows:  
North 17.61 feet;  
thence North  $33^{\circ}11'22''$  West, a distance of 73.07 feet;  
thence North 96.24 feet, more or less, to a point on the North line of said subdivision that is 20 feet North of the Northwest corner of said Kester Tract;  
thence North  $89^{\circ}55'$  West along the North line of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  to the East right of way line of the Pacific Highway;  
thence Southeasterly along said right of way line to a point that is North  $89^{\circ}55'$  West of the true point of beginning;  
thence South  $89^{\circ}55'$  East to the true point of beginning, EXCEPT the right of way for County Road, commonly known as the Sam Bell Road along the North line thereof.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Section 24;  
thence East along the North line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 24, a distance of 560.80 feet;  
thence South  $5^{\circ}00'00''$  East a distance of 175.67 feet;  
thence West parallel with the North line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 24, a distance of 92.32 feet to the true point of beginning;  
thence continue West a distance of 68.58 feet to the Northeasterly margin of Chuckanut Drive, also known as the Pacific Highway;  
thence South  $33^{\circ}38'00''$  East along the Northeasterly margin of said Chuckanut Drive a distance of 28.04 feet to a point which bears South  $66^{\circ}15'06''$  West from the true point of beginning;  
thence North  $66^{\circ}15'06''$  East a distance of 57.96 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.