



Skagit County Auditor

\$74.00

8/20/2015 Page

1 of

3 3:52PM

When recorded, please return to:

J. Eric Gustafson (Imp)

Lyon Weigand & Gustafson PS SKAGIT COUNTY WASHINGTON

P.O. Box 1689

Yakima, WA 98907

REAL ESTATE EXCISE TAX

20153292
AUG 20 2015

Amount Paid \$0

Skagit Co. Treasurer

By *nam* Deputy

Reference Number(s) of Documents Assigned or Released: Auditor's File No. 689042,
Excise Tax paid 5/16/1988 under Receipt No. 43150

Grantor(s): JOANNE M. NASHEM

Grantee(s): THE JOANNE M. NASHEM REVOCABLE LIVING TRUST

Abbreviated Legal Description: TAX28AAAA BAT SW C LT 3 TH E ALG S LI LT 3 693.06FT
M/L TO INT MEAN LI THE ELY ALG MEAN LI TAP 414FT W OF E LI LT 3 TH N PLW & 414FT
FR SD E LI 600FT TH W TO WLI SD LT TH S ALG SD W LI 653.3FT M/L TPB LESS TAX 28B
28AB 28AAB 28AAAB 28 AAAAB.

Additional Legal is on page 2 of document.

Assessor's Property Tax Parcel/Account Number: 31386

CONVEYANCE AND LIMITED WARRANTY DEED

THE GRANTOR, JOANNE M. NASHEM, a widow, for and in consideration transfer to a revocable living trust, grants and conveys to THE JOANNE M. NASHEM REVOCABLE LIVING TRUST, the following described real estate, situated in the County of Skagit, State of Washington:

The West 145 Feet of the East 559 feet of the South 653.53 feet of the Government Lot 3, Section 12, Township 35 North, Range 1 East, W.M.

Also, that part, if any, of tract "H", as shown on the Referee's Plat in Cause No. 657 of the Superior Court of the State of Washington in and for the County of Skagit, being situate in Government Lot 1, Section 13, Township 35 North, Range 1 East, W.M., lying East of a line 559.00 feet West of and parallel with the East line of Government Lot 3, Section 12, Township 35 North, Range 1 East, W.M., extended South to the Government Meander line.

CONVEYANCE AND LIMITED WARRANTY DEED- 1
13041-01\Imp\nashem joa\general\CLWD

Law Offices
LYON WEIGAND & GUSTAFSON PS
Lyon Law Offices - 222 North Third Street
P.O. Box 1689
Yakima, Washington 98907
Telephone (509) 248-7220
Fax (509) 575-1883

Also, all tide lands of the second class situate in front of, adjacent to or abutting upon said premises.

Except the following described tract: Beginning at a point on the South line of said lot 3, projected East 559.00 feet West of the East line of said lot 3 projected South; thence North parallel to the East line of said lot 3 a distance of 200.00 feet to the Southwest corner of that certain tract conveyed to Elsie B. deTremauden, an unmarried woman, by instrument dated September 26, 1966 and recorded October 3, 1966, under Auditor's File No. 689042, said point being the true point of the beginning; thence North to the North line of the South 653.53 feet of said lot 3; thence East along the North line of said South 653.53 feet of said lot 3 a distance of 145.00 feet; thence South to the Southeast corner of said deTremauden tract; thence North 89°47'30" West along the South line of said deTremauden tract a distance of 145.00 feet to the true point of beginning.

ASSESSOR'S PARCEL NO. 31386

TOGETHER WITH all water rights and appurtenances including after acquired title, if any, thereunto belonging.

SUBJECT TO rights reserved in federal patents, state or railroad deeds; building or use restrictions general to the area; zoning regulations; all rights of way, easements, reservations, restrictions, agreements, covenants and conditions appearing in the record of title or apparent on inspection of said premises and/or plat.

Grantor hereby warrants and agrees to defend Grantee against any defects appearing in title to said real estate to the extent that such defects are insured against under a title insurance policy for said real estate where the Grantor is a named insured.

The Grantor, for it and its successors in interests, does by these presents expressly limit the covenants of this deed to those herein expressed, and excludes all covenants arising or to arise by statutory or other implication.

DATED this 1 day of August, 2015.



JOANNE M. NASHEM

[NOTARY BLOCK ON FOLLOWING PAGE]

STATE OF WASHINGTON)

County of Skagit)

) ss.

On this day personally appeared before me JOANNE M. NASHEM to me known to be the individual who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 1st day of August, 2015.



Jodi L. Meekins

JODI L. MEEKINS

(Print Name)

Notary Public in and for the State of

Washington, residing in Guemes Island.

My Commission expires May 15, 2018.