



201510230067

AFTER RECORDING RETURN TO:

Donald F. Nelson, Attorney
4320-196th St SW, #B-311
Lynnwood, WA 98036

Skagit County Auditor \$75.00
10/23/2015 Page 1 of 3 12:43PM

STATUTORY WARRANTY DEED

Grantor: JAMES N. NELSON

Grantees: FRANCIS J. NAGEL AND SUSAN C. NAGEL

Short Legal Description: A portion of the "unlabeled" portion (labeled "Tract A" on the tax rolls of Skagit County) of the Plat of "SNEE-OOSH, SKAGIT COUNTY, WASH.", as per plat recorded in Vol 4 of Plats, pg 50, records of Skagit County, WA, fully described in attached Deed

Assessor's Property Tax
Parcel/Account Number(s): Portion of 4016-000-095-0208 P69691 (BLA)
4016-000-057-0006 P69676

20154350
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

OCT 23 2015
Amount Paid \$ 192.50
By *MF* Skagit Co. Treasurer Deputy

UNRECORDED
STATUTORY WARRANTY DEED DOCUMENT

RECORDING REQUESTED BY:)
JAMES N. NELSON)

WHEN RECORDED MAIL TO:)
Donald F. Nelson, Attorney)
4320-196th St SW, #B-311)
Lynnwood, WA 98036)

) space above this line for recorders use

STATUTORY WARRANTY DEED

THE GRANTOR, JAMES N. NELSON, a single person as his separate estate

for and in consideration of Ten Dollars (\$10.00),

in hand paid, conveys and warrants to FRANCIS J. NAGEL AND SUSAN C. NAGEL, husband and wife,

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

Parcel ID Number: 4016-000-095-0208 A portion of P69691 (BLA)

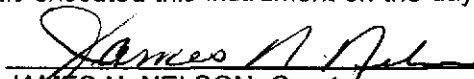
Legal: A portion of the "unlabeled" portion (labeled "Tract A" on the tax rolls of Skagit County) of the Plat of "SNEE-OOSH, SKAGIT COUNTY, WASH." as per plat recorded in Volume 4 of Plats, page 50, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of Lot 57 of said plat (the East line of said Lot bearing North 8°55'44" East); thence South 7°46'44" West a distance of 35.51 feet to the South line of the North 35.5 feet of said Tract "A" and the True Point of Beginning; thence continuing South 7°46'44" West a distance of 13.19 feet; thence South 73°16'07" West a distance of 13.11 feet; thence North 70°56'59" West a distance of 68.89 feet; thence North 0°50'29" East a distance of 6.83 feet, more or less, to the South line of said North 35.5 feet of Tract "A"; thence South 81°04'16" East along said South line (and parallel with the South line of said Lot 57) to the Point of Beginning.

The herein described property will be combined or aggregated with contiguous property to the North owned by purchasers. This boundary line adjustment is not for the purposes of creating an additional building lot.

All situate in the County of Skagit, State of Washington.

In Witness Whereof, said Grantor has executed this instrument on the day and year set forth hereinafter at La Conner, Washington.



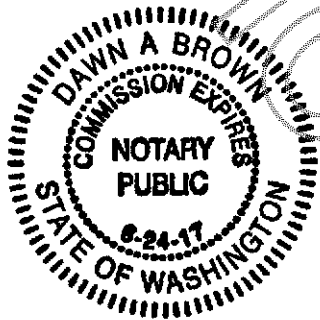
JAMES N. NELSON, Grantor

STATE OF WASHINGTON }
COUNTY OF Skagit } SS

On this 2nd day of September 2015, before me, a Notary Public, personally appeared James N. Nelson, known to me to be, or proven upon satisfactory evidence to be, the person that executed the within instrument as the free and voluntary act and deed thereof for the purposes therein set forth.

Dawn A. Brown

DAWN A. BROWN, NOTARY PUBLIC
MY COMMISSION EXPIRES: 06-24-2017



BOUNDARY ADJUSTMENT
Reviewed and approved in accordance
with Skagit County Code Chapter 14.18

How Roeder
Skagit Co. Planning & Dev. Services

10/22/2015
Date