

When recorded return to:

Mr. and Mrs. Marc D. Coltrera  
11912 Exeter Ave. NE  
Seattle, WA 98125



201510300153

Skagit County Auditor \$74.00  
10/30/2015 Page 1 of 2 3:43PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 146844-SE

Grantor: William H. Krueger  
Grantee: Marc D. Coltrera and Anne L. Buchinski

Land Title and Escrow

146844-SE

### Statutory Warranty Deed

THE GRANTOR WILLIAM H. KRUEGER, as his separate property (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARC D. COLTRERA and ANNE L. BUCHINSKI, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lots 25 & 26, Hopley's Samish Island Trs. & Ptn Lots 22 & 24, Grandview Terrace.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3928-000-026-0003, P66139, 3920-000-024-0003, P65587

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. 146844-SE.

Dated October 26, 2015

William H. Krueger

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20154483  
OCT 30 2015

Amount Paid \$ 12,287.<sup>00</sup>  
Skagit Co. Treasurer  
By Deputy

STATE OF Connecticut }  
COUNTY OF HARTFORD } SS: Wetherstfield

I certify that I know or have satisfactory evidence that William H. Krueger

the person who appeared before me, and said person 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: October 29, 2015

Notary Public in and for the State Connecticut  
Residing at Wetherstfield, CT  
My appointment expire: 12/31/15

**EXHIBIT "A"**

Lot 25, "HOPLEY'S SAMISH ISLAND TRACTS SKAGIT COUNTY, WASH.," as per plat recorded in Volume 5 of Plats, page 44, records of Skagit County, Washington, EXCEPT that portion thereof described as follows:

Beginning at the Southeast corner of said Lot 25;  
thence North  $88^{\circ}57'$  West along the South line of said Lot 25, a distance of 54.57 feet;  
thence North  $44^{\circ}41'12''$  East a distance of 74.22 feet to the East line of said Lot 25;  
thence South  $2^{\circ}31'30''$  East a distance of 53.82 feet to the point of beginning.

ALSO, that portion of Lot 26 of said Hopley's Samish Island Tracts, described as follows:

Beginning at the most Easterly corner of said Lot 26;  
thence North  $37^{\circ}50'$  West, a distance of 20.00 feet;  
thence South  $52^{\circ}10'$  West, a distance of 60.00 feet;  
thence Southwesterly a distance of 60.00 feet to a point on the Southeasterly line of said Lot 26, which point bears South  $52^{\circ}10'$  West a distance of 116.57 feet from the point of beginning;  
thence North  $52^{\circ}10'$  East a distance of 116.57 feet to the point of beginning.

ALSO, Lot 22, "GRANDVIEW TERRACE, SAMISH ISLAND, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 5 of Plats, page 36, records of Skagit County, Washington, EXCEPT that portion described as follows:

Beginning at the Northeasterly corner of said Lot 22;  
thence along the Northerly line of said Lot 22 along the arc of a curve having a radius of 389.26 feet in the Northwesterly direction through a central angle of  $5^{\circ}53'15''$ , a distance of 40.00 feet;  
thence South  $44^{\circ}41'12''$  West a distance of 37.45 feet to the West line of said Lot 22;  
thence South  $2^{\circ}31'30''$  East a distance of 53.82 feet to the Southwest corner of said Lot 22;  
thence South  $88^{\circ}57'$  East a distance of 13.65 feet to the Southeast corner of said Lot 22;  
thence North  $36^{\circ}33'19''$  East a distance of 66.92 feet to the point of beginning.

ALSO, Lot 24 of said Plat of Grandview Terrace, EXCEPT that portion described as follows:

Beginning at the Northeast corner of said Lot 24;  
thence North  $88^{\circ}57'$  West along the North line of said Lot 24, a distance of 32.51 feet;  
thence South  $44^{\circ}41'12''$  West to the meander line;  
thence Southeasterly along the meander line to the Southeasterly corner of said Lot 24;  
thence North  $42^{\circ}25'53''$  East along the Easterly line of said Lot 24 to the point of beginning.

Situate in the County of Skagit, State of Washington.