



201610210082

Skagit County Auditor \$75.00
10/21/2016 Page 1 of 3 11:18AM

After Recording Return To:

**Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273**

STATUTORY WARRANTY DEED

GRANTOR: **ALAN F. MESMAN**, a married man as his separate estate

GRANTEE: **BENJAMIN MESMAN**, a married man as his separate estate

Abbreviated Legals: PTN W 1/2 SW 1/4 SW 1/4 S32 T34N R3E W.M.
PTN SE 1/4 SE 1/4 S31 T34N R3E W.M.

Additional Legals on Page: Exhibit "A"

Assessor's Tax Parcel Nos: 340332-3-003-0000; (P23056)
340331-4-004-0200; (P119276)

THE GRANTOR, **ALAN F. MESMAN**, a married man as his separate estate, for and in consideration of love and affection and for no monetary consideration, hereby conveys and warrants to **BENJAMIN MESMAN**, a married man as his separate estate, as GRANTEE, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

Statutory Warranty Deed

DATED: October 7, 2016.

Alan F. Mesman
ALAN F. MESMAN

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS.

I certify that I know or have satisfactory evidence that ALAN F. MESMAN is the person who appeared before me, and said person acknowledged that he executed the instrument and acknowledged it to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7th day of October, 2016.

Notary Public
State of Washington
CASSANDRA CARR
MY COMMISSION EXPIRES
June 02, 2018

Cassandra Carr
Printed Name **CASSANDRA CARR**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20164804
OCT 21 2016
Amount Paid \$ 0
Skagit Co. Treasurer
By ME Deputy

Statutory Warranty Deed

EXHIBIT "A"

Legal Descriptions:

340332-3-003-0000; (P23056)

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 34 North, Range 3 East, W.M., EXCEPT Drainage District rights-of-way.

340331-4-004-0200; (P119276)

The Southeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 3 East, W.M., EXCEPT Dodge Valley Road, AND EXCEPT Drainage District rights-of-way, AND EXCEPT the following described tracts:

1. Begin at the Northwest corner thereof; thence East 168.50 feet; thence South 194 feet; thence West 168.50 feet to the West line of said subdivision; thence North 194 feet to the point of beginning.
2. Begin at the Northwest corner thereof; thence South a distance of 194 feet along the West line of said 1/4 Section, to the true point of beginning; continue South along the West line of said 1/4 Section 201.65 feet; thence East parallel to the North line of said 1/4 Section a distance of 168.5 feet; thence North parallel to the West line of said 1/4 Section a distance of 201.65 feet; thence West parallel to the North line of said 1/4 Section 168.5 feet to the point of beginning.

EXCEPT that portion thereof lying within the right-of-way conveyed to Skagit County Auditor's File No. 457308, and commonly known as Dodge Valley Road,

ALSO EXCEPT drainage ditch rights-of-way, if any.

All situate in Skagit County, Washington.