



201703160090

Skagit County Auditor \$75.00
3/16/2017 Page 1 of 3 11:50AM

AFTER RECORDING MAIL TO:

Mr. and Mrs. Christian Nelson
212 Gardner Road
Burlington, WA 98233

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-161133-OE

20171010
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 16 2017

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Amount Paid \$10,685.⁰⁰
Skagit Co. Treasurer
By [Signature] Deputy

THE GRANTORS KENDALL D. GENTRY and NANCY F. GENTRY, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHRISTIAN NELSON and KRYSTAL D. NELSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn 3 & 4, SP 98-78, Being a Ptn of Tr. 36, Burlington Acreage.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): P62505, 3867-000-036-0103

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. 01-161133-OE

Also subject to that certain Deed of Trust in which the grantor is East Gardner, LLC, a Washington Corporation, Beneficiary is Asher & Cindy M. Cohen, trustee is Land Title and Escrow, dated October 30, 2014, recorded November 3, 2014 under Auditor's File No. 201411030051.

Dated March 14, 2017

[Signature of Kendall D. Gentry]
Kendall D. Gentry

[Signature of Nancy F. Gentry]
Nancy F. Gentry

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kendall D. Gentry and Nancy F. Gentry**
are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: March 14th 2017

Diana K. Whitney



Notary Public in and for the State of Washington
Residing at Bow
My appointment expires: 15 MAY 2017

EXHIBIT A

Tract 4 and the North 20 feet of Tract 3 of Short Plat No. 98-78, approved December 6, 1978 and recorded December 7, 1978, under Auditor's File No. 892644, in Volume 3 of Short Plats, page 48, records of Skagit County, Washington; being a portion of Tract 36, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington,

EXCEPT that portion of said Tract 4 described as follows:

Begin at the Southeast corner of Tract 1 of said Short Plat;
thence North along the East lines of Tracts 1, 2 and 3 of said Short Plat to a point on the South line of the North 20 feet of said Tract 3;
thence East along the Easterly extension of said South line to a point on a line parallel with and 10 feet East of the East line of Tracts 1, 2 and 3 of said Short Plat;
thence South along said parallel line to a point on the South line of said Tract 4;
thence West along said South line to the point of beginning,

EXCEPT those portions of Tract 4, described as follows:

Beginning at the Northeast corner of said Tract 4;
thence South $89^{\circ}39'50''$ West along the North line of said Tract 4, a distance of 23.41 feet;
thence South $0^{\circ}43'26''$ East, a distance of 329.94 feet to a point on the South line of said Tract 4;
thence North $89^{\circ}37'16''$ East along the South line of said Tract 4, a distance of 21.44 feet to the Southeast corner of said Tract 4;
thence North $0^{\circ}22'53''$ West along the East line of said Tract 4, a distance of 329.91 feet to the true point of beginning.

Beginning at the Northeast corner of said Lot 4;
thence South $89^{\circ}39'50''$ West along the North line of said Lot 4, a distance of 28.50 feet to the true point of beginning;
thence South $0^{\circ}31'55''$ East, a distance of 12.65 feet;
thence North $89^{\circ}44'28''$ West parallel to and 5 feet North of an existing fence line running East and West, a distance of 303.42 feet to a fence line which runs North and South;
thence North $0^{\circ}45'10''$ West along said fence line, a distance of 9.50 feet to the North line of said Lot 4;
thence North $89^{\circ}39'50''$ East along the North line of said Lot 4, a distance of 303.45 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.