

UNOFFICIAL DOCUMENT



201705240090

AFTER RECORDING MAIL TO:

Joseph K. Scronce and Rhonda L. Scronce  
9040 Thunderbird Lane  
Concrete, WA 98237

Skagit County Auditor

\$76.00

5/24/2017 Page

1 of

4 3:55PM

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recorders use only  
GUARDIAN NORTHWEST TITLE CO.

113619

**STATUTORY WARRANTY DEED**

File No: 4222-2831028 (PL)

Date: May 22, 2017

Grantor(s): Daniel A. Buescher and Marianna N. Buescher  
Grantee(s): Joseph K. Scronce and Rhonda L. Scronce  
Abbreviated Legal: That portion of Government Lot 8 of Section 13, Township 35 North,  
Range 8 East, W.M  
Additional Legal on page:  
Assessor's Tax Parcel No(s): P44162 and P44178 and P43823 and P43822

**THE GRANTOR(S) Daniel A. Buescher and Marianna N. Buescher** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Joseph K. Scronce and Rhonda L. Scronce, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of Skagit, State of Washington, described as follows:

**Per legal description attached as Exhibit A**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20170260  
MAY 24 2017

Amount Paid \$ 5,790.<sup>00</sup>  
Skagit Co. Treasurer  
By *PLM* Deputy



EXHIBIT A  
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

PARCEL "A":

That portion of Government Lot 8 of Section 13, Township 35 North, Range 8 East, W.M., lying Southwesterly of Great Northern Railway Company railroad right-of-way.

PARCEL "B":

The North ½ of Government Lot 1 of Section 24, Township 35 North, Range 8 East, W.M.,

EXCEPT the South 300 feet thereof.

PARCEL "C":

That portion of the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., lying Southerly of the Great Northern Railway Company railroad right-of-way and lying Westerly of that certain fence referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux to Magnus Miller, et ux;

EXCEPT that portion thereof lying Southerly of that certain strip conveyed to Charlene R. La Fleur by deed dated March 26, 1973, and recorded March 26, 1973, under Auditor's File No. 782484, records of Skagit County, Washington, described as follows:

That certain strip of land upon which there is now located an existing driveway running from the county road, in an Easterly and Westerly direction, to the South 300 feet of the North ½ of Government Lot 1, not exceeding 20 feet in width and lying within a 20 foot wide strip of land in the Northeast ¼ of the Northeast ¼ of Section 24, Township 35 North, Range 8 East, W.M., lying Northerly of and adjacent to the following described line:

Beginning at a point on the West line of the county road, as the same existed on April 27, 1956, 162 feet Southerly of the intersection of said West line and the South line of the Great Northern Railway Company right-of-way, said point being the Southeast corner of that certain tract conveyed in deed to Magnus Miller, et ux, from Henry N. Sjoboen, et ux, dated April 27, 1956, recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington; thence Westerly along said South line of said tract to an existing fence line referred to in said deed; thence Westerly in a straight line to a point 20 feet South of the Northeast corner of the South 300 feet of the North ½ of Government Lot 1 of said Section, said point being the terminal point of said line.

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UNRECORDED  
PARCEL "D":

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 8 East, W.M., described as follows:

Beginning at a point of intersection of the West line of the county road as the same existed on May 14, 1937, and the South right-of-way line of the Great Northern Railway Company right-of-way; thence 20 feet South along the West line of said county road extended, being the true point of beginning; thence Westerly and parallel with the South line of the Great Northern Railway Company right-of-way and 20 feet Southerly thereof a distance of 501 feet, more or less, to a fence line as referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux, to Magnus Miller, et ux; thence Southerly along said existing fence line a distance of 261 feet; thence in an Easterly direction to a point on the West right-of-way line of said above described county road extended Southerly to said point and a distance of 142 feet Southerly from the point of beginning; thence Northerly along the West line of said county road extended to the true point of beginning,

EXCEPT from the above described Parcels "C" and "D" that certain strip conveyed to Charlene R. La Fleur by deed dated March 26, 1973, and recorded March 26, 1973, under Auditor's File No. 782484, records of Skagit County, Washington, described therein as follows:

That certain strip of land upon which is now located an existing driveway running from the county road, in an Easterly and Westerly direction, to the South 300 feet of the North  $\frac{1}{2}$  of Government Lot 1, not exceeding 20 feet in width, and lying within a 20 foot wide strip of land in the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 8 East, W.M., lying Northerly of and adjacent to the following described line:

Beginning at a point on the West line of the county road, as the same existed on April 27, 1956, 162 feet Southerly of the intersection of said West line and the South line of the Great Northern Railway Company right-of-way, said point being the Southeast corner of that certain tract conveyed in deed to Magnus Miller, et ux, from Henry N. Sjoboen, et ux, dated April 27, 1956, recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington; thence Westerly along South line of said tract to an existing fence line referred to in said deed; thence Westerly in a straight line to a point 20 feet South of the Northeast corner of the South 300 feet of the North  $\frac{1}{2}$  of Government Lot 1 of said Section, said point being the terminal point of said line.

PARCEL "E":

That portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 24, Township 35 North, Range 8 East, W.M., lying Southerly of the Great Northern Railway Company railroad right-of-way, Westerly of the West line of the county road as the same existed on May 14, 1937, Easterly of that certain fence referred to in deed dated April 27, 1956, and recorded April 30, 1956, under Auditor's File No. 535303, records of Skagit County, Washington, executed by Henry N. Sjoboen, et ux, to Magnus Miller, et ux, and Northerly of a line 20 feet South of and parallel with the Southerly line of the Great Northern Railway Company right-of-way.