

When recorded return to:  
Andrew Kesterson  
23317 Morris Street  
Sedro Woolley, WA 98284



201706070038

Skagit County Auditor

\$75.00

6/7/2017 Page

1 of

3 2:03PM

Filed for record at the request of:



**CHICAGO TITLE**  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030849

**CHICAGO TITLE**  
620030849

### STATUTORY WARRANTY DEED

THE GRANTOR(S) Joel L. Clayton and Julie A. Clayton, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Andrew Kesterson, a married man as his sole and separate property

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN SW NW, 25-35-04

Tax Parcel Number(s): P37633 / 350425-0-037-0003

Subject to:

1. City, county or local improvement district assessments, if any.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172500

JUN 07 2017

Amount Paid \$6279.50  
By *mk* Skagit Co. Treasurer Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: June 2, 2017

Joel L. Clayton  
Joel L. Clayton

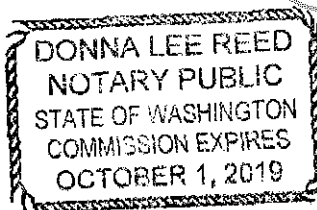
Julie A. Clayton  
Julie A. Clayton

State of WASHINGTON  
County of SKAGIT

I certify that I know or have satisfactory evidence that Joel L. Clayton and Julie A. Clayton are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/5/17

Donna Lee Reed  
Name: Donna Lee Reed  
Notary Public in and for the State of Washington  
Residing at: Marysville, WA  
My appointment expires: 10/1/2019



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P37633 / 350425-0-037-0003**

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That portion of the South Half of the Northwest Quarter of Section 25, Township 35 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of the Southeast Quarter of the Northwest Quarter of said Section, which is North 89° 40' West, 617 feet from the centerline of Third Street, in the City of Sedro-Woolley, produced South;  
Thence Southerly parallel with the centerline of Third Street, produced South, to a point on the North line of the County Road, said point being 60 feet North of the South line of said Southeast Quarter of the Northwest Quarter, said point being the true point of beginning of this description;  
Thence Northerly parallel with the centerline of Third Street, produced South, a distance of 492 feet;  
Thence West parallel with the South line of said South Half of the Northwest Quarter, a distance of 180 feet;  
Thence Southerly parallel with the centerline of Third Street, produced South, a distance of 492 feet to the North line of said County Road;  
Thence East along the North line of said County Road to the true point of beginning.

Situated in Skagit County, Washington.