

AFTER RECORDING MAIL TO:

Jeffrey M. Nelson
PO Box 2204
Mount Vernon, WA 98273



201707170173

Skagit County Auditor \$74.00
7/17/2017 Page 1 of 2 3:47PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-162697-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017 3262
JUL 17 2017

Amount Paid \$ 1,452.14 ✓
Skagit Co. Treasurer
By BI Deputy

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR KIM E. NELSON, AS HIS SEPARATE ESTATE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JEFFREY M. NELSON AND AMORAH V. NELSON, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington

PARCEL "A": P22591

That portion of the Southwest ¼ of the Northeast ¼ of Section 24, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the West line of Cottonwood Lane as shown in the plat of "EVERETT'S McLEAN TRACTS", according to the plat recorded in Volume 8 of Plats, page 4, records of Skagit County, Washington, 803.17 feet South of the North line of said Southwest ¼ of the Northeast ¼ ;
thence North 89°19' West 102 feet;
thence South 0°09' East 118 feet;
thence South 89°19' East 102 feet to the West line of said Cottonwood Lane;
thence North 0°09' West along Cottonwood Lane 118 feet to the point of beginning;

(Also known as Tract C Short Plat No. 6-73, approved April 20, 1973.)

TOGETHER WITH that portion of Tract "D" of Short Plat No. 6-73, approved April 20, 1973, being also a portion of the South ½ of the Northeast ¼ , Section 24, Township 34 North, Range 3 East, W.M., lying West of Cottonwood Lane as shown on the Plat of "EVERETT'S McLEAN TRACT", according to the Plat recorded in Volume 8 of Plats, page 4, records of Skagit County, Washington, described as follows:

Commencing at a point on the West line of Cottonwood Lane, as shown on the Plat of "EVERETT'S McLEAN TRACTS", according to the Plat recorded in Volume 8 of Plats, page 4, records of Skagit County, Washington, 921.17 feet South of the North line of said Southwest ¼ of the Northeast ¼ , said

point being the Southeast corner of Tract "C" of said Short Plat No. 6-73;
thence North 89°19' West 102 feet to the Southwest corner of Tract "C", said point being the TRUE POINT OF BEGINNING;
thence continue North 89°19' West 132.00 feet to the West line of Tract "D" of said Short Plat No. 6-73;
thence North 0°09' West 118.00 feet;
thence South 89°19' East 132.00 feet to the Northwest corner of Tract "C";
thence South 0°09' East 118.00 feet to the TRUE POINT OF BEGINNING.

Situate in the County of Skagit, State of Washington.

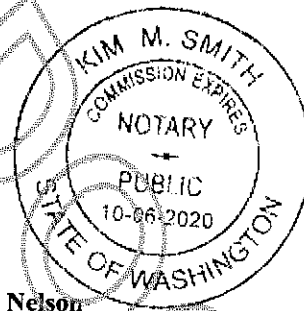
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to those shown on Schedule "B-1" of Land Title Compoany's preliminary commitment no. 01-162697-0E.

Tax Parcel Number(s): 340324-1-014-0514, P22591, ~~4744-000-003-0000, P11635Z~~

Dated July 11, 2017

Kim E. Nelson
Kim E. Nelson

STATE OF Washington }
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that Kim E. Nelson
is 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: July 12, 2017

Kim M. Smith
Kim M. Smith
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10-6-2020