



201802210109

When recorded return to:
 Jay R Walter and Lindsay M Walter
 9652 Chuckanut Drive
 Burlington, WA 98233

Skagit County Auditor
 2/21/2018 Page

1 of 3 3:26PM
 \$76.00

Recorded at the request of:
 Guardian Northwest Title
 File Number: 115407

Statutory Warranty Deed

115407
 GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Alex Thole and Clara A. Thole, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jay R. Walter and Lindsay Michelle Walter, a married couple the following described real estate, situated in the County of Skagit, State of Washington husband and wife

Abbreviated Legal:

Section 24, Township 35 North, Range 3 East, W.M.; Ptn. West ½ - SE ¼

For Full Legal See Attached Exhibit "A"

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P34789, 350324-4-005-0112

Dated

February 20, 2018

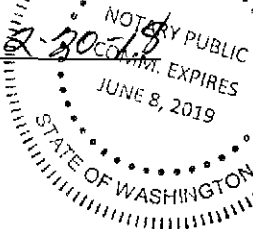
Alex Thole

Clara A Thole

STATE OF Washington
 COUNTY OF Skagit SS:

I certify that I know or have satisfactory evidence that Alex Thole and Clara A Thole, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:



Printed Name: Michael G. Johnson
 Notary Public in and for the State of Washington
 Residing at OAK HARBOR
 My appointment expires: 6-8-19

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX

2018671

FEB 21 2018

Amount Paid \$ 6039.20
 Skagit Co. Treasurer
 By BT Deputy

EXHIBIT A

That portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point in the West line of said subdivision North $3^{\circ}14'$ West 1,144.4 feet from the Southwest corner thereof; thence continuing North $3^{\circ}14'$ West 401.2 feet; thence North $86^{\circ}45'37''$ East 503.39 feet, more or less, to the Westerly line of the Pacific Northwest Traction Company right of way; thence South 44° East along said right of way 712.25 feet, more or less to a point South $85^{\circ}26'$ East of point of beginning; thence North $85^{\circ}26'$ West 972.4 feet, more or less, to a point of beginning;

EXCEPT that portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 3 East, of the W.M., described as follows:

Beginning at a point in the West line of said subdivision North $3^{\circ}14'$ West 1,144.4 feet from the Southwest corner thereof (said point being the Northwest corner of a tract conveyed to Albert Wallace by deed recorded in Volume 172 of Deeds, page 427); thence continuing North $3^{\circ}14'$ West 401.2 feet, more or less, to the Southwest corner of a tract owned by Nona C. Meyer; thence North $86^{\circ}45'37''$ East to a point that is 50 feet East, measured at right angles, from the last described course; thence South $3^{\circ}14'$ East 401.2 feet, more or less, to the North line of the aforementioned Albert Wallace tract; thence West to the point of beginning.

AND EXCEPT that portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North $3^{\circ}22'50''$ West along the West line of said subdivision 1,144.4 feet; thence South $85^{\circ}34'50''$ East along the South line of the J.R. Smalley property 50.48 feet to the true point of beginning for this description; thence South $85^{\circ}34'50''$ East 250.0 feet; thence North $3^{\circ}22'50''$ West 151.41 feet; thence North $85^{\circ}34'50''$ West 250 feet; thence South $3^{\circ}22'50''$ East 151.41 feet to the true point of beginning;

AND ALSO EXCEPT that portion of the West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision; thence North $3^{\circ}22'50''$ West along the West line of said subdivision 1,144.4 feet; thence South $85^{\circ}34'50''$ East along the South line of the J.R. Smalley property 300.48 feet to the true point of beginning for the description; thence South $85^{\circ}34'50''$ East 670.54 feet to the Westerly line of the Pacific Northwest Traction Company right of way; thence North $44^{\circ}06'45''$ West along said right of way 226.59 feet; thence North $85^{\circ}34'50''$ West 521.30 feet; thence South $3^{\circ}22'50''$ East 151.41 feet to the true point of beginning;

AND ALSO EXCEPT that portion, if any, of State Route No. 11 (Chuckanut Drive);

AND ALSO EXCEPT that portion, if any, of Puget Sound Power & Light Company right of way

Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:

Record of Survey

Recorded:

November 7, 2007

Auditor's No.:

200711070101