

AFTER RECORDING MAIL TO:

Brian James Dudra
Amy Adelle Mortimore
145 Peveril Avenue
Vancouver, B. C. V5 Y2 L5,



201806150041

06/15/2018 11:28 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-167150-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS CURTIS RAY FENIMORE, who also appears of record as CURTIS R. FENIMORE and MARY ANN FENIMORE, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Brian James Dudra and Amy Adelle Mortimore, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Lots 43-45, Lakeview Tracts

For Full Legal See Attached Exhibit "A"

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. 01-167150-OE.

Tax Parcel Number(s): P67108, 3941-000-044-0004

Dated June 11, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 2591
JUN 15 2018

Amount Paid \$ 13,034.⁶⁰
Skagit Co. Treasurer
By *MAM* Deputy

Curtis R. Fenimore
Curtis R. Fenimore

Mary Ann Fenimore
Mary Ann Fenimore

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Curtis R. Fenimore and Mary Ann Fenimore** 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: June 14, 2018

Shelley Miner
Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

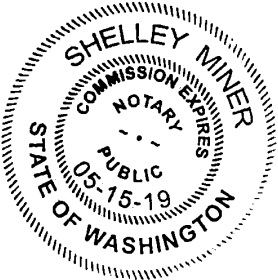


EXHIBIT APARCEL "A":

That portion of Tract 43, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, lying Northerly of the following described line:

Beginning at a point on the shore of Big Lake, 9 feet Southerly of the Northwest corner of said Tract 43; thence in a straight line to a point in the Westerly line of Lake Boulevard of the Easterly line of Tract 44, which is 9 feet Northerly of the Southeast corner of said Tract 44.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Tracts 44 and 45, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, EXCEPT that portion thereof lying Southerly of the following described line:

Beginning at a point on the shore of Big Lake, 9 feet Southerly of the Northwest corner of Tract 43; thence in a straight line to a point in the Westerly line of Lake Boulevard on the Easterly line of Tract 44, 9 feet Northerly of the Southeast corner of said Tract 44, AND EXCEPT that portion thereof lying Northwesterly of the following described line:

Beginning at a point on the Easterly line of said Tract 45, which lies 18.58 feet Northwesterly of the Southeasterly corner of said lot when measured along said Easterly line; thence South 68°15'30" West to a point on the shoreline of Big Lake, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Tracts 44 and 45, "PLAT 1, LAKEVIEW TRACTS, BIG LAKE, SKAGIT CO., WASH.", as per plat recorded in Volume 5 of Plats, pages 2 and 3, records of Skagit County, Washington, lying Northwesterly of the following described line:

Beginning at a point on the Easterly line of said Tract 45, which lies 18.58 feet Northwesterly of the Southeasterly corner of said lot when measured along said Easterly line; thence South 68°15'30" West to a point on the shoreline of Big Lake, said point being the terminus of this line description.

DESCRIPTION CONTINUED:

PARCEL "C" continued:

ALL EXCEPT that portion lying Northwesterly of the following described line:

Beginning at a point on the South line of the North 21.5 feet of said Tract 45, (line referred to in "Agreement As To Property Lines" Auditor's File No. 815797 between Tesariks and Sauers) and its intersection with the Westerly margin of Lakeview boulevard, as shown on Survey Map filed in Book 6 of Surveys, page 11, under Auditor's File No. 8411080014;
thence South 22°01'30" East along the Westerly margin of Lakeview Blvd., a distance of 8.5 feet to the true point of beginning;
thence South 74°45'57" West, a distance of 100 feet, more or less, to a point on the shoreline of Big Lake, said point being the terminus of this line description.

Situate in the County of Skagit, State of Washington.