

AFTER RECORDING MAIL TO:

Andrew L. Kupser
Amy Loh-Kupser
PO BOX 402
Burlington, WA 98233

Land Title and Escrow

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-168808-OE

P34989
PTN GOV. LOT 3, & PTN NWSE & SW SE 30-35-3

Statutory Warranty Deed

THE GRANTOR B. UNEEK WASHIZUMI, who acquired title as BARBARA KAY LUTZ, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANDREW L. KUPSER and AMY LOH-KUPSER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

PARCEL "A":

That portion of Government Lot 3 and the Northwest 1/4 of the Southeast 1/4 of Section 30, Township 35 North, Range 3 East, W.M., lying within the following described tract:

Beginning at the Southwest corner of said Government Lot 3;
thence East to the Southeast corner of said Northwest 1/4 of the Southeast 1/4;
thence North 190 feet;
thence West to the meander line of Padilla Bay;
thence Southerly along said meander line to the point of beginning;

EXCEPT that portion thereof lying Westerly of an existing fence running North from a point on the South line of said Government Lot 3 which is approximately 200 feet East of the Easterly line of the County road, running in a generally Northerly and Southerly direction through said subdivision.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The South 24 feet of that portion of Government Lot 3 in Section 30, Township 35 North Range 3 East, W.M., lying Westerly of said fence line and the Easterly line of the County Road.

Statue in the County of Skagit, State of Washington.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20184446
OCT 05 2018 LPB 10-05(i-1)

Amount Paid \$ 5167.00
Skagit Co. Treasurer
By *M. Ann* Deputy

PARCEL "C":

That portion of the following described tracts, lying North of the existing fence line marking the North line of property acquired by Carl O. Rossum et ux, by deed recorded September 15, 1944, under Auditor's File No. 374462, Volume 195 of Deeds, page 498.

A portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 35 North, Range 3 East W.M., being more particularly described as follows:

*Beginning at the Southeast corner of said Southwest ¼ of the Southeast ¼ of Section 30;
thence North 89°40'20" West along the South line of said subdivision, a distance of 646.88 feet;
thence North 0°07'20" East a distance of 1,332.10 feet to the North line of said subdivision and the true point of beginning;
thence South 89°32'10" East along the North line of said subdivision, a distance of 655.47 feet to the Northeast corner of said subdivision;
thence South 0°29'30" West along the East line of said subdivision a distance of 25.00 feet;
thence North 89°58'24" West a distance of 655.30 feet;
thence North 0°07'20" East a distance of 30.00 feet to the true point of beginning.*

TOGETHER WITH a portion of the Southwest ¼ of the Southeast ¼ of Section 30, Township 35 North, Range 3 East, W.M., being more particularly described as follows:

*Beginning at the Southeast corner of said Southwest ¼ of the southeast ¼ of Section 30;
thence North 89°40'20" West along the South line of said subdivision, a distance of 646.88 feet;
thence North 0°07'20" East a distance of 1,332.10 feet to the North line of said subdivision and the true point of beginning;
thence South 0°07'20" West a distance of 30.00 feet;
thence North 89°49'52" West a distance of 582.69 feet;
thence North 0°07'20" East a distance of 33.00 feet to the North line of said subdivision at a point which lies South 89°32'10" East a distance of 103 feet from the Northwest corner of said subdivision;
thence South 89°32'0" East along the North line of said subdivision, a distance of 582.70 feet to the true point of beginning.*

Situate in the County of Skagit, State of Washington.

EXCEPTING from said Parcels A, B and C combined, the East 5 acres thereof.

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. 01-168808.

Tax Parcel Number(s): 350330-0-011-0007, P34989

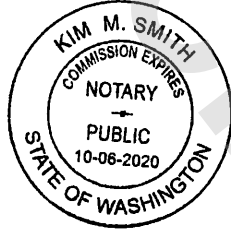
Dated ~~August 31st, 2018~~ September 20, 2018


B. Uneek Washizumi

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **B. Uneek Washizumi** is the person(s) who appeared before me, and said person(s) acknowledged that **she** signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 25, 2018 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