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10/15/2021 10:59 AM Pages: 1 of 3 Fees: \$205.50
Skagit County Auditor

After Recording Return To:

Casey Audette
21516 McLaughlin Road
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

3021-4740
OCT 15 2021

Amount Paid \$ 0
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

GRANTOR: CODY A. AUDETTE and ADI CHATOW, husband and wife

GRANTEE: CASEY J. AUDETTE and KELSEY A. AUDETTE, husband and wife

Legal Description:

Abbreviated Form: Ptn SW ¼ of NE ¼, 15-34-4 E W.M.

Additional on Page: Pages 1-2

Assessors Tax Parcel No: 340415-0-012-0005 / P24784

THE GRANTOR, **CODY A. AUDETTE** and **ADI CHATOW**, husband and wife, for and in consideration of love and affection and for no monetary consideration or assumption of debt [WAC 458-61A-201(b)(1)], convey and warrant to **CASEY J. AUDETTE** and **KELSEY A. AUDETTE**, husband and wife, all of their interest in the following described real property, situate in the County of Skagit, State of Washington, together with all after-acquired title of the Grantor therein, to-wit:

PARCEL "A":

The East 209 feet of the West 242 feet of the North 229 feet of the Southwest ¼ of the Northeast ¼ of Section 15, Township 34 North, Range 4 East, W.M., EXCEPT the North 20 feet thereof for the McLaughlin Road, ALSO EXCEPT that portion thereof lying within the as-built and existing County Road running along the North line thereof commonly known as the McLaughlin Road, ALSO EXCEPT the 50 foot wide right of way conveyed to the Puget Sound and Cascade Railway Company by Deed recorded under Auditor's File No. 110943 in Volume 2101 of Deeds, page 585, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive waterline easement as conveyed by instrument recorded October 17, 2006, under Auditor's File No. 200610170093, in, on and across the following described property:

A 20 foot wide easement 10 feet right and 10 feet left of the following described line:

Beginning at the center of Section 15, Township 34 North, Range 4 East, W.M., Skagit County, Washington;
thence North 88°41'12" West, 1,141.58 feet;
thence North 1°18'48" East 30.00 feet to the North right of way line of College Way and to the point of beginning;
thence North 15°40'04" East 117.77 feet;
thence North 23°01'53" East 532.07 feet;
thence South 89°00'30" East 554.47 feet;
thence North 01°26'51" East 666.63 feet;
thence South 89°00'30" East 360.03 feet;
thence South 88°18'01" East 33.00 feet to the terminus of said line. The side lines of said 20 foot water line easement to be extended or shortened to meet angle points.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, covenants, restrictions and reservations of record.

DATED this 5th day of October, 2021.



CODY A. AUDETTE



ADI CHATOW

Acknowledgment follows.

STATE OF LOUISIANA }
ORLEANS PARISH } ss.

I certify that I know or have satisfactory evidence that **CODY A. AUDETTE** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVE NUN DE RMY HAN D AN D OFFICIAL SE AL this 5th day of October, 2021.



BEN BRAINIS
NOTARY PUBLIC NO. 146992
STATE OF LOUISIANA
PARISH OF JEFFERSON
My Commission is for Life

[Signature]
Printed Name BENSONMIN BRAINIS
NOTARY PUBLIC in and for the State of Louisiana
My Commission Expires FOR LIFE

STATE OF LOUISIANA }
ORLEANS PARISH } ss.

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

GIVE NUN DE RMY HAN D AN D OFFICIAL SE AL this 5th day of October, 2021.



BEN BRAINIS
NOTARY PUBLIC NO. 146992
STATE OF LOUISIANA
PARISH OF JEFFERSON
My Commission is for Life

[Signature]
Printed Name BENSONMIN BRAINIS
NOTARY PUBLIC in and for the State of Louisiana
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