

ABC

When Recorded Return to:

Elliott W Johnson Inc PS
711 S. First St
Mount Vernon, WA 98273



199912080006

Kathy Hill, Skagit County Auditor
12/8/1999 Page 1 of 3 8:45:08AM

Warranty Deed

Grantor(s):

Gary Dahlstedt, Barbara Dahlstedt and Kenneth Dahlstedt

☐ Additional names on page
___ of document

Grantee(s):

Dahlstedt Family Properties, LLC

☐ Additional names on page
___ of document

Legal Description (abbreviated):

Ptn Lot 2 Skagit County Short Plat 94-035

☒ Additional legal
description on page ___ of
document

Assessor's Tax Parcel Number:

340309-3-005-0100 P108006

Reference (Auditor File Numbers
of Documents assigned, released or
amended:

N/A

32775
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax

DEC - 6 1999

Amount Paid \$
Skagit Co. Treasurer
By Deputy

Warranty Deed

Page 1

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9/20/99 9:47

Elliott W. Johnson Inc. P.S.
711 South First Street
Mount Vernon, WA 98273
(360) 336-6502 Fax 336-5616
Email Info@EWJLaw.com

Warranty Deed

For and in consideration of Love and Affection, Gary Dahlstedt, Barbara Dahlstedt and Kenneth Dahlstedt, each as his separate property ("Grantor") convey and warrant to Dahlstedt Family Properties, LLC, a limited liability company ("Grantee") the following described real estate, situated in the County of Skagit, State of Washington:

Attached as Exhibit "A"

SUBJECT TO all encumbrances and defects of record.

Dated as of September 30, 1999.

Gary J. Dahlstedt
Gary Dahlstedt

Barbara A. Dahlstedt
Barbara Dahlstedt

Kenneth A. Dahlstedt
Kenneth Dahlstedt

BOUNDARY ADJUSTMENT

Reviewed and approved
in accordance with S.C.
Code Chapter 14.12.

Greg Roeder
SKAGIT CO. PLANNING DEPT.

Date: 10/27/99

State of Washington)) ss.
County of Skagit)

I certify that I know or have satisfactory evidence that Gary Dahlstedt, Barbara Dahlstedt and Kenneth Dahlstedt, each appeared before me and acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 9-30-99

James M. Nelson
Notary Public

My appointment expires: 4-1-01

Warranty Deed

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Boundary Line Adjustment

Lot 2 to Lot 1, Short Plat 94-035 (containing 10,514 square feet, more or less)

That portion of Lot 2, Skagit County Short Plat No. 94-035, approved May 24, 1995, and recorded May 26, 1995, in Volume 11 of Short Plats, pages 207 and 208, under Auditor's File No. 9505260005, records of Skagit County, Washington, being a portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 9, Township 34 North, Range 3 East, W.M., lying Westerly of the following described line:

Beginning at the Northeast corner of said Lot 2;

thence North $89^{\circ}36'55''$ West 237.14 feet along the North line of said Lot 2;

thence South $12^{\circ}21'12''$ West 36.76 feet to a non-tangent point of curvature;

thence Southerly on said curve to the left (concave to the East) having a radius of 588.80 feet and an initial tangent bearing of South $10^{\circ}34'53''$ West, through a central angle of $35^{\circ}54'11''$, an arc distance of 368.96 feet;

thence South $89^{\circ}36'55''$ East 161.97 feet to the Westerly line of said Lot 2 and the terminus of said line.

SUBJECT TO AND TOGETHER WITH easements, reservations, restrictions, covenants, leases and other instruments of record.

Situate in the County of Skagit, State of Washington

The above described property will be combined or aggregated with contiguous property owned by the purchaser. This boundary adjustment is not for the purpose of creating an additional building lot.

EXHIBIT "A"



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