



200212200171
Skagit County Auditor

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199908090092

Kathy Hill, Skagit County Auditor

8/9/1999 Page 1 of 2 1:31:55PM

AFTER RECORDING MAIL TO:

Name ALLEN R. KWANT, SANDRA K. KWANT
Address 18845 MILLTOWN ROAD
City, State, Zip MOUNT VERNON, WA 98273
B59667

Filed for Record at Request of First American Title of Skagit County

FIRST AMERICAN TITLE CO.

Statutory Warranty Deed

B59667 E

THE GRANTOR WALTER C. BOYD JR., as his separate estate for and in consideration of Ten Dollars and other valuable consideration in hand paid, conveys and warrants to ALLEN R. KWANT and SANDRA K. KWANT, Husband and Wife the following described real estate, situated in the County of Skagit, State of Washington:

See Exhibit "A" attached hereto and made a part hereof.

Subject to:

Paragraphs A through C inclusive, Schedule B-1 of First American Title Company's Preliminary Commitment for Title Insurance No. 59667. Paragraphs A and B affect Parcel "A", Paragraph C, affects Parcel "B".

2nd half 1999 Taxes.

ABREVIATED LEGAL: Section 31, Township 33, Range 4; Ptn. NE - NE

THIS DOCUMENT IS BEING RERECORDED TO CORRECT
THE LEGAL DESCRIPTION.

cert *Mr*

30848
SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

AUG 09 1999

3,136.50
Skagit County Treasurer
3y: *pg* Deputy

Assessor's Property Tax Parcel Account Number(s): 330431-0-017-0001, R17544, 340431-1-001-0007IOP, R17552

Dated this 6th day of August, 1999. 5957

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID

DEC 20 2002

Walter C Boyd Jr
WALTER C. BOYD JR.

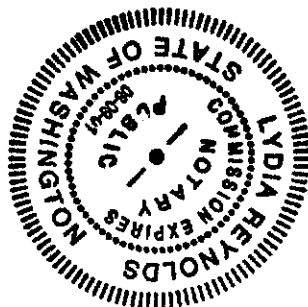
Amount Paid \$ *0*
By: *Sp* Skagit County Treasurer Deputy

STATE OF WASHINGTON
COUNTY OF Skagit

} ss

I certify that I know or have satisfactory evidence that WALTER C. BOYD JR. 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 this instrument.

Dated: 8-6-99



Lydia Reynolds

Lydia Reynolds
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: August 9, 2001

Exhibit "A"

~~The land referred to herein is situated in the County of Skagit,
State of Washington, and is described as follows:~~

Parcel "A":

A tract of land in the Northeast 1/4 of the Northeast 1/4 of
Section 31, Township 33 North, Range 4 East, W.M., more
particularly described as follows:

Beginning at a point 851.5 feet West of Section line between
Sections 31 and 32, Township 33 North, Range 4 East, W.M., and
on the North line by George Nelson Road; thence North 10 rods
(165 feet); thence East 32 rods (528 feet); thence South
10 rods; thence West 32 rods to the point of beginning.

Parcel "B":

That portion of the Northeast 1/4 of the Northeast 1/4 of
Section 31, Township 33 North, Range 4 East, W.M., described as
follows:

Beginning at the Southwest corner of that certain parcel
conveyed to Walter C. Boyd, Jr. on March 7, 1997, as recorded
under Auditor's File No. 9703120082, records of Skagit County,
Washington; thence North along the West boundary of said Boyd
parcel, for a distance of 165.00 feet to the Northwest corner
of said parcel; thence West on the Westerly extension of the
North line of said Boyd parcel, for a distance of 50.00 feet;
thence South parallel with said West line for a distance of
165.00 feet to the West extension of the South line of said
Boyd parcel; thence East along said South line for a distance
of 50.00 feet to the point of beginning.

SEE CORRECTED LEGAL DESCRIPTION ATTACHED

afk sh



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CORRECTED LEGAL ATTACHMENT

PARCEL "A":

A tract of land in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 33 North, Range 4 East, W.M., more particularly described as follows:

Beginning at a point 851.5 feet West of Section line between Sections 31 and 32, Township 33 North, Range 4 East, W.M., and on the North line by George Nelson Road;
thence North 10 rods (165 feet);
thence East 32 rods (528 feet);
thence South 10 rods;
thence West 32 rods to the point of beginning,

EXCEPT the East 30 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 31, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of that certain parcel conveyed to Walter C. Boyd, Jr. on March 7, 1997, as recorded under Auditor's File No. 9703120082, records of Skagit County, Washington;

thence North along the West boundary of said Boyd parcel, for a distance of 165.00 feet to the Northwest corner of said parcel;
thence West on the Westerly extension of the North line of said Boyd parcel, for a distance of 50.00 feet;

thence South parallel with said West line for a distance of 165.00 feet to the West extension of the South line of said Boyd parcel;

thence East along said South line for a distance of 50.00 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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