

AFTER RECORDING MAIL TO:
Mr. and Mrs. Robert A. Mortenson
14378 View Moor Drive
Mount Vernon, WA 98273



200412150120
Skagit County Auditor

12/15/2004 Page 1 of 2 3:45PM

Filed for Record at Request of
Land Title Company of Skagit
Escrow Number: 112949-PE

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

Grantor(s): Robert Racanello and Susie Racanello
Grantee(s): Robert A. Mortenson and Jennifer L. Mortenson
Abbreviated Legal: Ptn. Lot 7, Kallstrom's View Moor
Additional legal(s) on page: 2
Assessor's Tax Parcel Number(s): 3934-000-007-0000, P118407

THE GRANTOR **ROBERT RACANELLO and SUSIE RACANELLO**, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **ROBERT A. MORTENSON and JENNIFER L. MORTENSON**, husband and wife the following described real estate, situated in the County of **Skagit**, State of Washington

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to: Paragraphs A through E, inclusive of Schedule B-1 Of Land Title Company's Preliminary Commitment for Title Insurance No. 112949-PE.

Dated December 13, 2004

Robert Racanello
Robert Racanello
Susie Racanello
Susie Racanello

Amount Paid \$
Skagit Co. Treasurer
By Deputy
DEC 15 2004

6727
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

DEC 15 2004

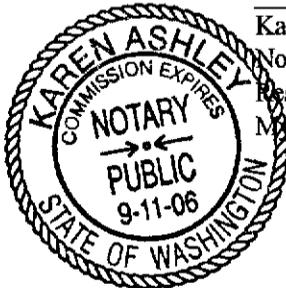
STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 7743.00
Skagit Co. Treasurer
By lp Deputy

I certify that I know or have satisfactory evidence that **Robert Racanello and Susie Racanello** the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 14th 2004

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2006



Lot 7, "KALLSTROM'S VIEW MOOR PLAT SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 8, records of Skagit County, Washington.

EXCEPT that portion thereof, described as follows:

Beginning at the Northwest corner of said Lot 7;
thence North 89°53'47" East, along the North line of said Lot 7, a distance of 170.00 feet to the Northeast corner thereof;
thence South 79°54'01" West a distance of 109.56 feet;
thence North 73°04'35" West a distance of 64.95 feet to the point of beginning.

TOGETHER WITH that portion of the East ½ of vacated Sunset Street which would attach to said premises by operation of law, also

TOGETHER WITH that portion of Lot 6 of "KALLSTROM'S VIEW MOOR PLAT SKAGIT COUNTY, WASHINGTON," approved on October 3, 1960, and recorded on October 3, 1960, under Auditor's File No. 599420, records of Skagit County, Washington; being a portion of Section 4, Township 33 North, Range 3 East, W.M., and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 6;
thence North 89°54'12" East along the North line of said Lot 6, a distance of 170.00 feet to the Northeast corner of said Lot 6;
thence South 85°07'31" West a distance of 125.28 feet;
thence North 77°05'11" West a distance of 46.35 feet to the point of beginning.

TOGETHER WITH a perpetual non-exclusive easement for ingress, egress and utilities over, under and across the East 20 feet of the West ½ of vacated Sunset Street adjacent to and abutting upon Lots 13, 14 and 15 of said Kallstrom's View Moor Plat.

Situate in the County of Skagit, State of Washington.



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