AFTER RECORDING MAIL TO:

Michael Nelson and Michelle Nelson
~~19310~~ Arbor Lane
Mount Vernon, WA 98274
19610

200706280158
Skagit County Auditor
6/28/2007 Page 1 of 4 3:57PM

LAND TITLE OF SKAGIT COUNTY

126338-P

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4202-1065461 (SA)** Date: **June 27, 2007**

Grantor(s): **Marc Howard Anglin and Corrine Q. Anglin**
Grantee(s): **Michael Nelson and Michelle Nelson**
Abbreviated Legal: **PTN SW 1/4 OF SE 1/4, 32-34-4 E. WM.**
Additional Legal on page: **SEE SCHEDULE "A-1" ATTACHED HERETO**
Assessor's Tax Parcel No(s): **340432-0-061-0004 P29423 and 340432-4-011-0106 P29628**

THE GRANTOR(S) Marc Howard Anglin and Corrine Q. Anglin, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to Michael P. Nelson and Michelle Anne Nelson, husband and wife the following described real estate, situated in the County of **Skagit**, State of **Washington**.

SEE SCHEDULE "A-1" LAND AMERICA TITLE ORDER NUMBER 126338-P FOR THE LEGAL DESCRIPTION ATTACHED HERETO AND INCORPORATED HEREWITH.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

3042

SKAGIT COUNTY WASHINGTON
Real Estate Excise Tax
PAID
JUN 28 2007
Amount Paid $ 5651.16
Skagit County Treasurer
By: Deputy

Marc Howard Anglin

Corrine Q. Anglin

LPB 10-05

UNOFFICIAL DOCUMENT

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Marc Howard Anglin and Corrine Q. Anglin**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 28, 2007

MILES F. HOLDEN

Notary Public in and for the State of Washington
Residing at: KIRKLAND, WA 98034
My appointment expires: JULY 17, 2008

MILES F. HOLDEN
NOTARY PUBLIC
STATE OF WASHINGTON
7-17-08

200706280158
Skagit County Auditor
6/28/2007 Page 2 of 4 3:57PM

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Schedule "A-1" 126338-P

DESCRIPTION:

PARCEL "A":

That portion of the West ½ of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of said Section 32;
thence North 89°30'21" East along the South line of said subdivision, a distance of 40.00 feet;
thence North 0°00'21" East along a line which is parallel to and 40.00 feet Easterly of the West line of said subdivision a distance of 120.00 feet;
thence North 89°30'21" East a distance of 110.37 feet;
thence South 0°01'45" East a distance of 120.00 feet to the South line of said Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32;
thence South 89°30'21" West a distance of 110.44 feet along the South line of said subdivision to the point of beginning.

TOGETHER WITH an easement for road purposes over the following described property:

That portion of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Northwest ¼ of the Southwest ¼ of the Southeast ¼ of said Section 32;
thence North 0°00°21" East along the East line of the Northwest ¼ of the Southwest ¼ of the Southeast ¼, a distance of 22.81 feet to the Northeasterly line of the Blodgett Road and the true point of beginning;
thence continue North 0°00'21" East along the East line of said Northwest ¼ of the Southwest ¼ of the Southeast ¼ a distance of 17.19 feet;
thence West parallel to the South line of said Northwest ¼ of the Southwest ¼ of the Southeast ¼ to the Northeasterly line of the Blodgett Road;
thence Southeasterly along the Northeasterly line of the Blodgett Road to the true point of beginning.

ALSO TOGETHER WITH a non-exclusive easement over and across a strip of land to be used for road purposes 40 feet in width lying 20 feet on each side of the following described center line:

Beginning at the Southwest corner of the Southwest ¼ of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M;
thence North 89°30'21" East along the South line of said subdivision, a distance of 20.00 feet to the true point of beginning of this center line description;
thence North 0°00'21" East along a line which is parallel to and 20 feet Easterly of the West line of said subdivision, a distance of 120.00 feet.

Situate in the County of Skagit, State of Washington.

Read, Accepted & Approved

UNOFFICIAL DOCUMENT

UNOFFICIAL DOCUMENT

Schedule "A-1" 126338-P

DESCRIPTION CONTINUED:

PARCEL "B":

That portion of the West ½ of the Northeast ¼ of the Southwest ¼ of the Southeast ¼ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;
thence North 89°30'21" East along the South line of said subdivision, a distance of 40 feet;
thence North 0°00'21" East along a line which is parallel to and 40 feet Easterly of the West line of said subdivision a distance of 120 feet to the true point of beginning;
thence North 89°30'21" East a distance of 110.37 feet;
thence North 0°01'45" West a distance of 25 feet;
thence South 89°30'21" West a distance of 110.37 feet, more or less, to a point 40 feet East of the West line of said subdivision;
thence South 0°00'21" West along said line which is parallel to and 40 feet East of said West line of said subdivision a distance of 25 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.

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6/28/2007 Page 4 of 4 3:57PM