

When recorded return to:

Mr. Michael R. Taxdahl, Mr. and Mrs. Kevin Taxdahl
31268 Main Street
Sedro Woolley, WA 98284



200801280168
Skagit County Auditor

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Filed for Record at Request of
Land Title Company of Skagit County
Escrow Number: 126789-SWE

Grantor: Susan Hagen

Grantee: Michael P. Taxdahl, Kevin L. Taxdahl and Sherry A. Taxdahl

LAND TITLE OF SKAGIT COUNTY

126789-8WE

Statutory Warranty Deed

THE GRANTOR SUSAN HAGEN, a single personas her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL R. TAXDAHL an unmarried mand and KEVIN L. TAXDAHL and SHERRY A. TAXDAHL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SE 1/4 NW 1/4, 17-35-6 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350617-0-029-0001, P41342

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 126789-SWE.

Tax Parcel Number(s): 350617-0-029-0001, P41342

Dated January 17, 2008

Susan Hagen
Susan Hagen

#267
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 28 2008

Amount Paid \$ 2244.24
Skagit Co. Treasurer
By MLM Deputy

STATE OF Alaska
COUNTY OF Ketchikan } SS:

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

Dated: January 23, 2008

Sheryl E. Whitesides

Notary Public in and for the State of Alaska
Residing at Ketchikan
My appointment expires: 9/23/09



DESCRIPTION:

That portion of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point where the line between the East $\frac{1}{2}$ and the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., intersects the South line of the Seattle and Northern Railway right of way;

thence running Easterly along the South line of said railway 255 feet;

thence South to the North line of Lot 3 in said Section 17;

thence West along the North line of said Lot 3 to the Northwest corner of said Lot 3;

thence North to the place of beginning, the said land lying and being in the city limits of the Town of Lyman, Skagit County, Washington.

TOGETHER WITH that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., lying South of the abandoned Great Northern Railway right of way (formerly the Seattle & Northern Railway), described as follows;

Beginning at a point where the line between the East $\frac{1}{2}$ and the West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of said Section 17 intersects the South line of the said Great Northern Railway right of way;

thence running Easterly along the South line of the said railway right of way a distance of 255 feet to the Northeast corner of that parcel described in Quit Claim Deed conveyed to Susan Hagen under Auditor's File No. 200403180013 and the point of beginning of this description;

thence continuing Easterly along the South line of the said railway right of way a distance of 55 feet;

thence South parallel with the West line of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of said Section 17, to the North line of Government Lot 3 in said Section 17;

thence West along the North line of the said Government Lot 3 to the Southeast corner of the said Hagen parcel;

thence North to the point of beginning of this description.

Situate in the Town of Lyman, County of Skagit, State of Washington.



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