

When recorded return to:

Mr. Timothy A. Nelsen  
19487 Silver Creek Drive  
Sedro-Woolley, WA 98284



200804280224  
Skagit County Auditor

4/28/2008 Page 1 of 2 3:40PM

Filed for Record at Request of  
Land Title Company of Skagit  
Escrow Number: 129204-PE

Grantor: Summer J. MacLean  
Grantee: Timothy A. Nelsen

LAND TITLE OF SKAGIT COUNTY

129204-pe

Statutory Warranty Deed

THE GRANTOR SUMMER J. MacLEAN, a single person, as her separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TIMOTHY A. NELSEN, an unmarried man, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn. SW 1/4 SW 1/4, 13-35-3 E W.M. *T.P.*

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350313-0-011-0008, P34205

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. 129204-PE.

Tax Parcel Number(s): 350313-0-011-0008, P34205

Dated April 8, 2008

*Summer J MacLean*  
Summer J. MacLean

1274  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

APR 28 2008

Amount Paid \$ 2828.08  
Skagit Co. Treasurer  
By *MAM* Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Summer J. MacLean** the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/25/08

*Anneliese Maria Farrell*  
Anneliese Maria Farrell  
Notary Public in and for the State of Washington  
Residing at La Conner  
My appointment expires: 6/28/2008

## EXHIBIT A

That portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;  
thence North  $2^{\circ}00'$  West along the West line of said subdivision, a distance of 673.12 feet;  
thence North  $88^{\circ}00'$  East, a distance of 145.05 feet to the true point of beginning;  
thence South  $81^{\circ}14'$  East, a distance of 101.13 feet;  
thence South  $0^{\circ}12'$  West, a distance of 226.93 feet, more or less, to the center of the Samish River;  
thence along the center of the Samish River North  $60^{\circ}30'$  West, a distance of 114.68 feet;  
thence North  $0^{\circ}12'$  East, a distance of 185.87 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress and egress over and across a strip of land 16 feet in width running from the East line of the County road known as the Ershig Road, to the Northeasterly corner of the above described tract, said easement being more particularly described as follows:

Beginning at the Southwest corner of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 13, Township 35 North, Range 3 East, W.M.;

thence North  $2^{\circ}00'$  West along the West line of said subdivision, a distance of 673.12 feet;  
thence North  $88^{\circ}00'$  East, 20.0 feet to the East line of the Ershig Road, and the true point of beginning;  
thence North  $88^{\circ}00'$  East, 125.05 feet;  
thence South  $81^{\circ}14'$  East, 101.13 feet;  
thence South  $0^{\circ}12'$  West, 16.18 feet;  
thence North  $81^{\circ}14'$  West, 101.13 feet;  
thence South  $88^{\circ}00'$  West, 124.45 feet to the East line of the Ershig Road;  
thence North  $2^{\circ}00'$  West, 16.0 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.



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