

When recorded return to:

Mr. and Mrs. Kenneth I. Payne
16798 Mountain View Road
Mount Vernon, WA 98274



201008230286
Skagit County Auditor

8/23/2010 Page 1 of 3 4:08PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 136022-SE

LAND TITLE OF SKAGIT COUNTY

Grantor: Estate of Michael A. Walus, deceased under King County Probate No. 08-4-04871-1 and Kay J. Walus
Grantee: Kenneth I. Payne and Therese M. Payne

Statutory Warranty Deed

THE GRANTOR ESTATE OF MICHAEL A. WALUS, deceased under King County Probate No. 08-4-04871-1*and KAY J. WALUS, an unmarried individual*for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KENNETH I. PAYNE and THERESE M. PAYNE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

*as to an undivided 1/2 interest
Abbreviated Legal: Ptn NE 1/4 NE 1/4 , 35-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340435-1-001-0101, P29755

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. 136022-SE.

Dated August 17, 2010

Estate of Michael A. Walus, deceased under King County Probate No. 08-4-04871-1

Kay J. Walus PR
By: Kay J. Walus, Personal Representative

Kay J. Walus
Kay J. Walus SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2561
AUG 23 2010
Amount Paid \$ 8549.00
By: MF Skagit Co. Treasurer Deputy

STATE OF Washington
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Kay J. Walus signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Michael A. Walus to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 20, 2010



Kerry Larson
Notary Public in and for the State of Washington
Residing at Sedro-Woolley Mount Vernon
My appointment expires: September 11, 2010
8-6-2011

State of Washington
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Kay J. Walus
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: August 20, 2010

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2010



201008230286
Skagit County Auditor

EXHIBIT A

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 35, Township 34 North, Range 4 East, W.M.;

EXCEPT that portion thereof conveyed to Skagit County for road purposes by deed dated August 15, 1924 and recorded October 9, 1924, under Auditor's File No. 177829.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over, under and across a strip of land 20 feet in width, lying Northerly of the following described line:

Beginning at a point on the most Westerly line of Mountain View Road 35 feet South of, as measured along said Westerly line, the North line of Government Lot 2, Section 36, Township 34 North, Range 4 East, W.M.;

thence West a distance of 50 feet;

thence Westerly to a point 45 feet South of the said North line and 100 feet Westerly of the said Westerly line of Mountain View Road;

thence Westerly to a point 50 feet South of the said North line and 200 feet Westerly of the said Westerly line of Mountain View Road;

thence Westerly to a point on the West line of said Government Lot 2, 75 feet South of the said North line, and the terminus of this line description.

Situate in the County of Skagit, State of Washington.



201008230286
Skagit County Auditor

8/23/2010 Page

3 of

3

4:08PM