

When recorded return to:
Mr. and Mrs. Matthew K. Koegel
4020 Jasper Way
Anacortes, WA 98221



201103210159
Skagit County Auditor

3/21/2011 Page 1 of 2 12:15PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 137489-SAE

LAND TITLE OF SKAGIT COUNTY

Grantor: Sandra A. Kraljevich
Grantee: Matthew K. Koegel and Lindsey J. Koegel
Tax Parcel Number(s): P32353/350127-0-005-0002, P32354/350127-0-006-0001
Abbreviated Legal: Ptn NE 1/4 NE 1/4, 27-35-1 E W.M.

Statutory Warranty Deed

THE GRANTOR(S) SANDRA A. KRALJEVICH, AN UNMARRIED INDIVIDUAL AS HER SEPARATE PROPERTY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MATTHEW K. KOEGEL AND LINDSEY J. KOEGEL, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Full Legal Description Attached

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. 137489-SAE.

Dated March 16, 2011

Sandra A. Kraljevich

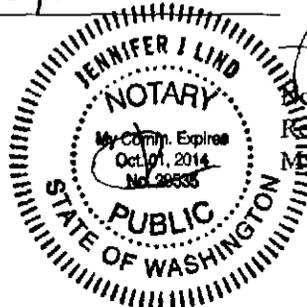
775
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
MAR 21 2011
Amount Paid \$ 7570.00
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Sandra A. Kraljevich

the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/18/11



Notary Public in and for the State of WA
Residing at BOW
My appointment expires: 10/01/2014

PARCEL "A":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point 832.8 feet South of the Northeast corner of Section 27;
thence South 380 feet;
thence West 293.6 feet;
thence North 380 feet;
thence East 287.6 feet to the point of beginning,

EXCEPT roads.

Situate in the City of Anacortes, County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 27, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at a point on the East line of Section 27, 1,212.8 feet South of the Northeast corner of said Section;
thence South on the East line of said Section, 109.7 feet, more or less, to the Southeast corner of said subdivision;
thence angle right $87^{\circ}29'00''$ and run Westerly on the South line of said subdivision, 295.6 feet;
thence angle right $93^{\circ}26'00''$ and run Northerly 127.5 feet;
thence angle right 90° and run Easterly 293.6 feet to the point of beginning,
EXCEPT the South 80 feet thereof conveyed to the City of Anacortes by Deed recorded January 16, 1980, under Auditor's File No. 8001160037.

Situate in the City of Anacortes, County of Skagit, State of Washington.



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Skagit County Auditor