


When recorded return to:  
Mr. and Mrs. Roy Graves  
4405 "E" Avenue  
Anacortes, WA 98221

  
201207030071  
Skagit County Auditor  
7/3/2012 Page 1 of 2 3:39PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 142472-OAE

LAND TITLE OF SKAGIT COUNTY

Grantor: Estate of Donald F. Escher  
Grantee: Roy Graves and Deborah Ayrs  
Tax Parcel Number(s): P32130/350125-0-132-0000  
Abbreviated Legal: Ptn S 1/2 SW 1/4, 25-35-1 E W.M.

Statutory Warranty Deed

THE GRANTOR(S) PAULA L. ESCHER AND SUSAN K. MCFARLANE, AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF DONALD F. ESCHER, DECEASED SKAGIT COUNTY SUPERIOR COURT PROBATE CAUSE NO. 11-4-00398-1 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROY GRAVES AND DEBORAH AYRS, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

See attached Exhibit A for legal description

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. 142472-OAE.

Dated June 27, 2012

Estate of Donald F. Escher

Paula L. Escher  
By: Paula L. Escher, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20121987  
JUL 03 2012

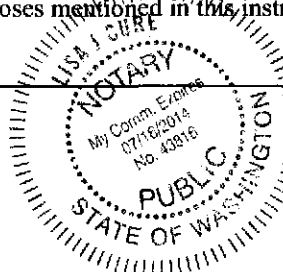
Amount Paid \$ 6466.40  
Skagit Co. Treasurer  
By Mam Deputy

Susan K. McFarlane  
By: Susan K. McFarlane, Personal Representative

STATE OF Washington  
County of Skagit, SS:

I certify that I know or have satisfactory evidence that Paula L. Escher signed this instrument, on oath stated that they are authorized to execute the instrument and acknowledged it as the Co Personal Representatives of Estate of Donald F. Escher to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7/2/12



Lisa J. Curre  
Notary Public in and for the State of Washington  
Residing at Burlington  
My appointment expires: 7.16.14

**PARCEL "A":**

That portion of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 25;  
thence West  $77\frac{4}{7}$  rods;  
thence due South a distance of 865.00 feet, to the true point of beginning;  
thence West a distance of 180.32 feet;  
thence South a distance of 290 feet;  
thence East 180.32 feet;  
thence North a distance of 290 feet to the true point of beginning.

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

**PARCEL "B":**

A non-exclusive right and privilege to use, travel upon and over and across the following described private roadway:

The East 50 feet of the West 205 feet of the following described tract:

Beginning at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section;  
thence West  $77\frac{4}{7}$  rods to the true point of beginning;  
thence West  $21\frac{6}{7}$  rods;  
thence South 70 rods;  
thence East  $21\frac{6}{7}$  rods;  
thence North 70 rods to the true point of beginning.

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

**PARCEL "C":**

A tract of land 33 feet in width, the Westerly line of which is described as follows:  
A line running South through the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 25, Township 35 North, Range 1 East, W.M., Skagit County, Washington, more particularly described as follows:

Beginning at the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section;  
thence South  $89^{\circ}09'22''$  West along the North line of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , a distance of  $77\frac{4}{7}$  rods to the initial point of this line;  
thence South  $00^{\circ}48'27''$  East, a distance of 70 rods, more or less, along the Easterly line of those certain tracts conveyed by Deeds recorded September 16, 1961, under Auditor's File No. 612369, August 17, 1959, under Auditor's File No. 584420, June 13, 1977, under Auditor's File No. 780791, to Jack B. Tobien, et ux, Michael E. Kronholm, et ux, Albert A. Hodgson, et ux, and Donald F. Escher, et ux, respectively, to an existing iron pipe as shown on the plat prepared by Harold Rader for Frank Foster dated November 1, 1958.

EXCEPT the North 843.76 feet thereof.

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



201207030071  
Skagit County Auditor