

When recorded return to:

Mr. and Mrs. Craig Henriksen
10813 Wilson Lane
Mount Vernon, WA 98273



201207200095
Skagit County Auditor

7/20/2012 Page 1 of 3 3:56PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 142675-OE

Grantor: Albert E. Udd
Grantee: Craig Henriksen and Krista Henriksen

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR ALBERT E. UDD, as his separate property, as an unmarried individual, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CRAIG HENRIKSEN and KRISTA HENRIKSEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn S 1/2 Of SW 1/4, 29-35-3 E W.M.

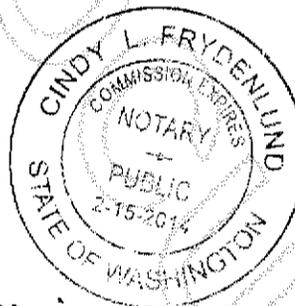
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350329-3-004-0003, P34958

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. 142675-OE.

Tax Parcel Number(s): 350329-3-004-0003, P34958

Dated July 17, 2012
Albert E. Udd
Albert E. Udd



STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: July 18, 2012
Cindy L. Frydenlund
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 2-15-14

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20122186
JUL 20 2012

Amount Paid \$ 5167.00
Skagit Co. Treasurer
By kk Deputy

EXHIBIT A

DESCRIPTION:

PARCEL "A":

That portion of the North ½ of the Southeast ¼ of the Southwest ¼ and that portion of the West ½ of the Southwest ¼, all in Section 29, Township 35 North, Range 3 East, W.M., all of which is more particularly described as follows:

Beginning at the Northeast corner of said North ½ of the Southeast ¼ of the Southwest ¼;
thence South 0°36'52" East, along the East line of said subdivision, 221.00 feet to the true point of beginning;
thence continue South 0°36'52" East, along said East line 221.00 feet;
thence South 89°34'38" West, parallel with the North line of said subdivision, 1,440.07 feet to an intersection with the East line of the second parcel described in deed to Clarence Oliver Skog, et ux, recorded April 7, 1944, under Auditor's File No. 370509;
thence North 0°00'44" West, along said East line of said second parcel of said Skog deed, 221.00 feet to a point that is South 89°34'38" West from the true point of beginning;
thence North 89°34'38" East, parallel with said North line, 1,437.75 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress and egress, roadway and utilities, over, under and upon a tract of land being 60 feet in width and being more particularly described as follows:

Beginning at a point on the North line of the above described tract which is North 89°34'38" East 60 feet from the Northwest corner of said tract;
thence South 89°34'38" West 60 feet to said Northwest corner;
thence South 0°00'44" East, along the East line of said parcels in Clarence Oliver Skog deed as recorded under Auditor's File No. 370509, 443.11 feet;
thence North 89°32'49" East 60.00 feet;
thence North 0°00'44" West to the point of beginning,

EXCEPT any portion lying within Parcel "A" above;

ALSO, TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the East 60 feet of that portion of the Southwest ¼ of Section 29, Township 35 North, Range 3 East, W.M., described as follows:

Beginning at a point 283.8 feet North and 581.7 feet East of the Southwest corner of said Section 29;
thence North 348.5 feet;
thence North 68°19' East 672.5 feet;
thence South 348.5 feet to the North line of "D" Street, as shown on the "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington;
thence South 68°19' West along said "D" Street, 672.5 feet to the point of beginning.



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DESCRIPTION CONTINUED:

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the North ½ of that portion of Josh Wilson Road as vacated by Skagit County Commissioners Resolution No. 4918, Commissioners File No. 12443 and which upon vacation attached to the following described property by operation of law.

Beginning at a point 283.8 feet North and 581.7 feet East of the Southwest corner of said Section 29;
thence North 348.5 feet;
thence North 68°19' East 672.5 feet;
thence South 348.5 feet to the North line of "D" Street, as shown on the "PLAT OF BAY VIEW," McKenna and Elliott's Second Addition, as per plat recorded in Volume 3 of Plats, page 19, records of Skagit County, Washington;
thence South 68°19' West along said "D" Street, 672.5 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.



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