



201207250013

Skagit County Auditor

7/25/2012 Page

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2 9:56AM

After recording, return to:

FURLONG BUTLER Attorneys  
825 Cleveland Avenue  
Mount Vernon, Washington 98273

LAND TITLE OF SKAGIT COUNTY STATUTORY WARRANTY DEED

Reference Number(s) of Documents assigned or released: n/a

Assessor's Parcel/Tax I.D. Number: P115838 and P40136

Abbreviated Legal: Ptn NW 1/4 of NW 1/4, 23-35-5 E & Ptn SW 1/4 of SW 1/4, 14-35-5 E W.M.

THE GRANTOR(S), ANITA M. KLEIN, as her separate property, in and for consideration of Ten Dollars (\$10.00) and other consideration in hand paid, conveys and warrants to GRANTEE(S), SKAGIT LAND TRUST, a Washington non-profit corporation, the following described real property:

SEE SCHEDULE "A-1" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record.

  
ANITA M. KLEIN  
20122230  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
7-24-12  
Date

JUL 25 2012

STATE OF WASHINGTON )

) ss.


COUNTY OF )

Amount Paid \$ 361.00  
By  Skagit Co. Treasurer  
Deputy

On this day personally appeared before me ANITA M. KLEIN to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that she signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 24<sup>th</sup> day of July 2012



  
Notary Public in and for the state of  
Washington, residing at Mount Vernon  
My commission expires: 9-26-15

Printed Name: SALLIE J. CURNOW-RONHAAAR

**Schedule "A-1"**

140188-O

**DESCRIPTION:**

**PARCEL "A":**

The Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 23, Township 35 North, Range 5 East, W.M.,

EXCEPT that portion lying Easterly of the following described line:

Beginning at the Northeast corner of said Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;  
thence North  $88^{\circ}12'47''$  West 24.0 feet to the point of beginning of said line;  
thence South  $1^{\circ}19'35''$  West 1,321.79 feet, more or less, to the South line of said subdivision, at a point bearing of North  $88^{\circ}55'52''$  West and 46.0 feet distant from the Southeast corner of said subdivision and being the terminus of said line.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

That portion of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 14, Township 35 North, Range 5 East, W.M., lying Southerly of the centerline of the existing as-built right-of-way commonly known as the Utopia Road,

EXCEPT that Northerly portion thereof lying within the existing as-built right-of-way commonly known as the Utopia Road,

ALSO EXCEPT any portion thereof lying within the existing as-built right-of-way of the Hoehn Road along the West line thereof.

Situate in the County of Skagit, State of Washington.

**PARCEL "C"**

The West 20 Feet of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 14, Township 35 North, Range 5 East, W.M.,  
Lying South of the as built and existing Utopia County Road;

TOGETHER WITH a portion of said East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 14, Township 35 North, Range 5 East, W.M.,  
Described as follows:

Beginning at a point on the South line of Utopia County Road, 20 Feet East of the West line of the said East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$   
of the Southwest  $\frac{1}{4}$ , Section 14; thence Easterly along the South line of said County Road, 55 Feet;  
thence Southwesterly 65 Feet, more or less,  
to a point on the East line of the above described West 20 Feet of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 14, said point being  
35 Feet South of the Point of Beginning; thence Northerly to the Point of Beginning.

Situate in the County of Skagit, State of Washington.



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