



201209060039

Skagit County Auditor

9/6/2012 Page

1 of

2 12:53PM

After recording, return to (Name, Address, Zip):

Audrey F. Kayler
13773 Daybreak Lane
Anacortes, WA 98221

WARRANTY DEED (Statutory Form)

Grantor(s): Roy A Kayler and Audrey F. Kayler
Grantee(s): Audrey F. Kayler
Abbreviated Legal Description: (0.8300 ac) all that portion of lot, Skagit Co short plat 13-80
Assessor's Property Tax Parcel or Account No: 19202
Reference No(s) of Documents Assigned or Released:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

ROY A. KAYLER and AUDREY F. KAYLER

20122772

Grantor,
for and in consideration of SEP 06 2012

Amount Paid \$ 0 in hand paid,
conveys and warrants to AUDREY F. KAYLER Skagit Co. Treasurer
By MF Deputy Grantee,

all right, title and interest in the following described real estate, situated in _____
County, State of Washington:

SEE LEGAL DESCRIPTION WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO easements, restrictions and reservations of record.

DATED September 6th 2012

Audrey F. Kayler

STATE OF WASHINGTON, County of Skagit) ss.
I certify that I know or have satisfactory evidence that Audrey F. Kayler

is/are the individual(s) who appeared before me, and who
acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act
for the uses and purposes mentioned in the instrument.

DATED September 6th 2012

Courtney N. Koto
Notary Public for Washington
My appointment expires 10/9/16



11097

EXHIBIT "A"

PARCEL A:

All that portion of Lot 1 of SKAGIT COUNTY SHORT PLAT NO. 13-80, as approved March 18, 1980, recorded in Volume 4 of Short Plats, page 53, under Auditor's File No. 8003180029, records of Skagit County, Washington; lying East of the center line of that certain easement described under Auditor's File No. 784132, records of Skagit County, Washington;

TOGETHER with the West 57.95 feet of Lot 2 of said Short Plat No. 13-80, as measured along the North boundary thereof.

(Being also known as Lot 1 of the Survey recorded in Volume 10 of Surveys, page 191);

PARCEL B:

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the following described tract:

Beginning at a point 1,344.77 feet North 4°10'59" East from the South Quarter corner of said Section 11, said point being the Southwest corner of the Northwest Quarter of the Southeast Quarter of said Section 11;
thence South 89°11'55" East 80.14 feet to the true point of beginning;
thence continuing South 89°11'55" East 855.97 feet;
thence North 4°10'59" East a distance of 100.17 feet, more or less, to the North line of that certain tract deeded to Eugene Landers, et ux, by deed recorded December 19, 1975, under Auditor's File No. 827631, records of Skagit County, Washington;
thence West along said North line 30 feet, more or less, to the West line of said Landers Tract;
thence South 4°10'59" West to a point 30 feet North of the South line of said Northwest Quarter of the Southeast Quarter;
thence North 89°11'55" West 825.97 feet, more or less, to a point that lies North 4°10'59" East a distance of 30.05 feet from the true point of beginning;
thence South 4°10'59" East 30.05 feet to the true point of beginning;

Situate in Skagit County, Washington.

- END OF EXHIBIT "A" -

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Skagit County Auditor