

When recorded return to:

Mr. Dane A. Swanson
16523 Bennett Road
Mount Vernon, WA 98273



201209280129
Skagit County Auditor

9/28/2012 Page 1 of 2 12:24PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 143156-OE

Grantor: Joseph W. Wheeler
Grantee: Dane A. Swanson

LAND TITLE OF SKAGIT COUNTY

143156-OE

Statutory Warranty Deed

THE GRANTOR JOSEPH W. WHEELER, who also appears of record as JOSEPH E. WHEELER and also as JOSEPH WHEELER, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DANE A. SWANSON, a single person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 1 & Ptn Lot 4, SP 54-79; Ptn SW 1/4 Of SE 1/4, 11-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340311-4-009-0007, P21483, 340311-4-009-0300, P116980

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. 143156-OE.

Dated September 24, 2012

Joseph W. Wheeler
Joseph W. Wheeler

20123070
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

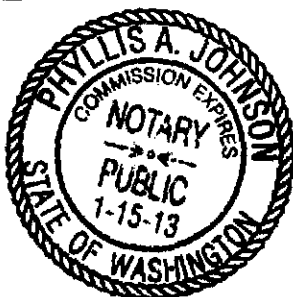
SEP 28 2012

Amount Paid \$ le 235⁰⁰
Skagit Co. Treasurer
By MF Deputy

STATE OF Washington }
COUNTY OF San Juan } SS:

I certify that I know or have satisfactory evidence that Joseph W. Wheeler
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: 9-26-12



Phyllis A. Johnson
Notary Public in and for the State of Washington
Residing at Friday Harbor, WA
My appointment expires: 1-15-13

EXHIBIT A

PARCEL "A":

Tract 1 of Skagit County Short Plat No. 54-79, approved June 1, 1979 and recorded June 4, 1979, under Auditor's File No. 7906040032, in Volume 3 of Short Plats, page 117, records of Skagit County, Washington, being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 34 North, Range 3 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Tract 4 of Skagit County Short Plat No. 54-79, approved June 1, 1979, and recorded June 4, 1979, under Auditor's File No. 7906040032, in Volume 3 of Short Plats, page 117, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 11, Township 34 North, Range 3 East, W.M., more particularly described as follows:

Beginning at the Northwest corner of Tract 1 of said Short Plat No. 54-79;
thence North $00^{\circ}56'06''$ East, along the Northerly extension of the Westerly line of said Tract 1, a distance of 70.00 feet;
thence South $88^{\circ}32'20''$ East, parallel to the North line of said Tract 1, a distance of 346.34 feet;
thence South $00^{\circ}56'06''$ West, parallel to the East line of said Tract 1, a distance of 381.15 feet, more or less, to the South line of Tract 4;
thence North $88^{\circ}32'20''$ West, along said South line, a distance of 60.00 feet, more or less, to the Southeast corner of said Tract 1;
thence North $00^{\circ}56'06''$ East, along the East line of said Tract 1, a distance of 311.15 feet to the Northeast corner thereof;
thence North $88^{\circ}32'20''$ West, along the North line of said Tract 1, a distance of 286.34 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

