

AFTER RECORDING MAIL TO:

Blake K Schluter and Tamara L. Schluter
23150 Franklin Road
Mount Vernon, WA 98273



201211090129
Skagit County Auditor

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Filed for Record at Request of:
First American Title Insurance Company

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GUARDIAN NORTHWEST TITLE CO.

104695-1

STATUTORY WARRANTY DEED

File No: **4222-1981015 (KS)**

Date: **November 1, 2012**

Grantor(s): **Benjamin T. Dougliss and Pamela R. Dougliss**
Grantee(s): **Blake K Schluter and Tamara L. Schluter**
Abbreviated Legal: **Section 32, Township 33 North, Range 4 East; Ptn. of NW of NW**
Additional Legal on page:
Assessor's Tax Parcel No(s): **330432-0-013-00004 (P17590)**

THE GRANTOR(S) Benjamin T. Dougliss and Pamela R. Dougliss, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Blake K Schluter and Tamara L. Schluter, husband and wife**, the following described real estate, situated in the County of **SKAGIT**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of SKAGIT, State of Washington, described as follows:

That portion of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 33 North, Range 4 East W.M. Described as follows:

Beginning at a point 310 feet North of the Southeast corner of said subdivision; thence West 473 feet; thence North 145 feet, more or less, to a point 180 feet South of the North line of said South 1/2 of the Northwest 1/4 of the Northwest 1/4; thence East 473 feet to the East line of said subdivision; thence South to the point of beginning; EXCEPT therefrom, County road rights-of way; ALSO TOGETHER WITH that portion of vacated road under Final Order of Vacation #17816 recorded under Auditor's file No. 200003290082 adjacent.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

READ, ACCEPTED, & APPROVED

Blake Schluter
Tamara Schluter

