

AFTER RECORDING MAIL TO:

Michael A. Hamilton and Lucinda T Almy-Hamilton
3840 Magrath Road
Bellingham, WA 98226



201211280041
Skagit County Auditor

11/28/2012 Page 1 of 3 11:04AM

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

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4271-1964316 (DC)**

Date: **November 20, 2012**

Grantor(s): **Pamela R. Walton**

Grantee(s): **Michael A. Hamilton and Lucinda T Almy-Hamilton**

Abbreviated Legal: **22-36-03 NESE**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P47998**

GUARDIAN NORTHWEST TITLE CO.

104533-1

THE GRANTOR(S) Pamela R. Walton, a single woman for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to
~~* Michael A. Hamilton and Lucinda T Almy-Hamilton, husband and wife,~~ the following described real estate, situated in the County of **SKAGIT**, State of **Washington**.

* **MIKE HAMILTON and LUCINDA HAMILTON, husband and wife**

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

see attached

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.

Pamela R. Walton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2012 3769

NOV 28 2012

Amount Paid \$ **579.00**
Skagit Co. Treasurer
By Deputy

APN: P47998

Statutory Warranty Deed
- continued

File No.: 4271-1964316 (DC)

STATE OF ILLINOIS

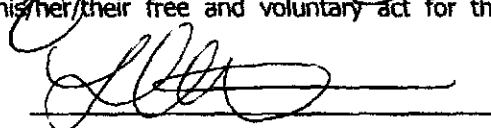
COUNTY OF ST CLAIR

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I certify that I know or have satisfactory evidence that **Pamela R. Walton** is/are the person(s) who appeared before me, and said person(s) 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 this instrument.

Dated: 11-21-12


Notary Public in and for the State of ILLINOIS
Residing at: ST CLAIR
My appointment expires: 4/26/16



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SCHEDULE A

Parcel A:

That portion of the Northeast quarter of the Southeast quarter of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at the Southwesterly corner of said Northeast quarter of the Southeast quarter; thence South 89°06'46" East along the Southerly line of said Northeast quarter of the Southeast quarter 382 feet; thence North 51°06'00" East 728.26 feet; thence North 30°45'00" West 63.14 feet to a curve to the right having a radius of 462 feet, the center of which curve bears North 59°15'00" East; thence Northwesterly along said curve to the right through a central angle of 14°44'06" an arc distance of 118.81 feet; thence South 58°08'48" West 1024.02 feet to the Westerly line of said Northeast quarter of the Southeast quarter; thence South 0°18'18" East along said Westerly line 74 feet to the point of beginning. (Also known as Tract 25 of Colony Mountain, an unrecorded plat.)

EXCEPT that portion thereof, if any, lying within that certain tract of land conveyed to Skagit County for road purposes by deed dated April 9, 1962 and recorded April 11, 1962 under Auditor's file No. 620123.

ALSO EXCEPT all mineral rights reserved by deed dated August 4, 1966 and recorded January 2, 1969 under Auditor's File No. 721935.

ALSO EXCEPT any portion thereof lying within the following described tract:

Beginning at a point on the Southerly line of said subdivision a distance of 155 feet on a bearing of South 89°06'46" East from the Southwest corner thereof; thence North 16°08'14" East a distance of 215 feet; thence South 73°51'46" East a distance of 88 feet, more or less to a point on a line that is parallel with and 300 feet East of the West line of said subdivision; thence South along said line to a point on a line that is parallel with and 10 feet North of the South line of said subdivision; thence East along said line to a point that bears North 51°06'00" East from a point on the South line of said subdivision, said point being South 89°06'46" East a distance of 382 feet from the Southwest corner of said subdivision; thence South 51°06'00" West to the South line of said subdivision; thence West along said South line to the point of beginning.

Parcel B:

A tract of land in the Northeast quarter of the Southeast quarter of Section 22, Township 36 North, Range 3 East, W.M., described as follows:

Beginning at a point on the Southerly line of said subdivision a distance of 382 feet on a bearing of South 89°06'46" East from the Southwest corner of said subdivision; thence North 51°06'00" East to a point on a line that is parallel with and 623 feet East of the West line of said subdivision; thence South along said line to the South line of said subdivision; thence West along said South line to the point of beginning. EXCEPT the South 10 feet thereof.



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