

When recorded return to:

Mr. Alphonso Joseph Walukones
59740 State Route 20
Marblemount, WA 98267



201304100074

Skagit County Auditor

4/10/2013 Page 1 of 3 1:55PM

CHICAGO TITLE

620018303

Statutory Warranty Deed

THE GRANTOR(S) Janis D. Schweitzer, as Trustee of The Janis D. Schweitzer Living Trust, dated August 12, 2003 for and in consideration of Ten Dollars And Other Good And Valuable Consideration in hand paid, conveys and warrants to Alphonso Joseph Walukones, a single man the following described real estate, situated in the County of Skagit, State of Washington

Tax Parcel Number(s): P45242 / 351013-0-042-0002, P45118/351012-0-018-0003

ptn. Gov't lot 1 in 12-35-10 and ptn. Gov't lot 1 in 13-35-10

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND BY THIS REFERENCE IS MADE A PART HEREOF

SUBJECT TO: See attached hereto marked Exhibit "B"

Dated ~~April 5, 2013~~ April 8, 2013

Janis D. Schweitzer, as Trustee of The Janis D. Schweitzer Living Trust, dated August 12, 2003

Janis D. Schweitzer Trustee
By: Janis D. Schweitzer, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

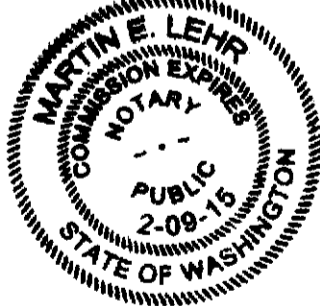
20131238
APR 10 2013

Amount Paid \$ 3298.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington)
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Janis D. Schweitzer
signed this instrument, on oath stated that she was
authorized to execute the instrument and acknowledged it as the Trustee
of The Janis D. Schweitzer Living Trust dated 08/12/03 to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: April 8, 2013



Martin E. Lehr
Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 2-9-15

Exhibit "A"

PARCEL A:

That portion of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point on the South line of said Government Lot, 80 feet West of its Southeast corner;
Thence West on the South line of said Lot, 105 feet;
Thence North to the South line of the State Highway right of way;
Thence Easterly along said highway right of way line to a point due North of the point of beginning;
Thence South to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

That portion of Government Lot 1, Section 13, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at a point on the South line of Government Lot 1, Section 12, Township 35 North, Range 10 East, W.M., 80 feet West of its Southeast corner;
Thence West on the South line of said Lot 105 feet;
Thence South to the Skagit River;
Thence East along the bank of the Skagit River to a point South of the point of beginning;
Thence North to the point of beginning.

Situated in Skagit County, Washington.



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Exhibit "A"

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Puget Sound Power & Light Company
Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date: June 5, 1991
Recording No.: 9106050068
Affects: The North 10 feet of the East 10 feet of Parcel A



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