

When recorded return to:

Mr. and Mrs. Phillip Eugene Krutsinger
8554 Copper Lane
Sedro-Woolley, WA 98284



Skagit County Auditor
5/10/2013 Page 1 of 2 12:08PM \$73.00

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 145924-SE

Grantor: Robie A. Nash
Grantee: Phillip E. Krutsinger and Sandra L. Krutsinger

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

145924-SE

THE GRANTOR ROBIE A. NASH, who acquired title as Robie A. Tingley, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PHILLIP E. KRUTSINGER and SANDRA L. KRUTSINGER, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE 1/4 Of SW 1/4, 14-35-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350414-0-010-0007, P36543

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. 145924-SE.

Tax Parcel Number(s): 350414-0-010-0007, P36543

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

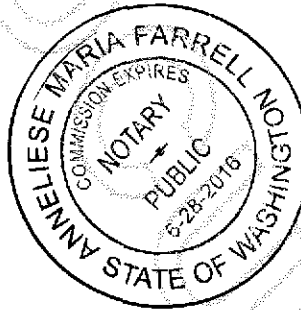
2013 1717
MAY 10 2013

Dated MAY 8, 2013

Amount Paid \$ 3618.40
Skagit Co. Treasurer
By KK Deputy

Robie A. Nash
Robie A. Nash

Lewis Buchanan
Lewis Buchanan, spouse of Grantor



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robie A. Nash and Lewis Buchanan the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/10/13

Annelise Maria Farrell

Notary Public in and for the state of Washington
Residing at La Crosse
My appointment expires: 6/28/16

EXHIBIT A

That portion of the East 429 feet of the West 660 feet of the Northeast ¼ of the Southwest ¼ of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of the above described tract;
thence East along the North boundary of said tract, 215 feet;
thence South on a line parallel with the West line of the above described tract, a distance of 200 feet to the true point of beginning;
thence continue South along said parallel line, a distance of 158 feet;
thence Southwesterly in a straight line to a point on the West line of the East 429 feet of the West 660 feet of the Northeast ¼ of the Southwest ¼ of said Section 14, that is 531 feet South of the Northwest corner thereof;
thence North along said West line to a point that is 200 feet South of the Northwest corner of said East 429 feet of the West 660 feet of the Northeast ¼ of the Southwest ¼;
thence East to the true point of beginning.

EXCEPT the following described property:

That portion of the Northeast ¼ of the Southwest ¼ of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Begin at the Northeast corner of those premises conveyed to Robie Tingley by deed recorded under Skagit County Auditor's File No. 8511060039;
thence West along the North line of said Tingley property, a distance of 29 feet, more or less, to an existing fence line as delineated on Surveys recorded under Auditor's File Nos. 200808060055 and 201102040006;
thence South along said fence line to its terminus;
thence continue South to the North end of another segment of said fence line as delineated on said Surveys;
thence continue South along said fence line and its Southerly extension to the Southeasterly line of said Tingley property;
thence Northeasterly along said Southeasterly line to the Southeast corner of said Tingley property;
thence Northerly along the East line of said Tingley property to the point of beginning.

TOGETHER WITH a non-exclusive easement for road purposes along a road as constructed from what is known as the "Old Grade Road" lying South of the main tract above described and along the Westerly boundary of the East 429 feet of the West 660 feet of the Northeast ¼ of the Southwest ¼ of said Section to a point which is 605 feet South of the North line of said Northeast ¼ of the Southwest ¼ of said Section, and about 20 feet East of the West line of the East 429 feet of the West 660 feet of said Northeast ¼ of the Southwest ¼;
thence in a Northeasterly direction to a point which is 300 feet North of the Southeast corner of the North 605 feet of the West 215 feet of the East 429 feet of the West 660 feet of the Northeast ¼ of the Southwest ¼ of said Section.

Situate in the County of Skagit, State of Washington.

