

When recorded return to:

Mr. and Mrs. James L. Nielsen
2221 Austin Lane
Mount Vernon, WA 98273



201305280292

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 145623-SE

Skagit County Auditor \$73.00
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Grantor: James A. Axthelm and April L. Axthelm
Grantee: James L. Nielsen and Carol A. Nielsen

LAND TITLE OF SKAGIT COUNTY

145623-SE

Statutory Warranty Deed

THE GRANTOR JAMES AXTHELM and APRIL AXTHELM, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES L. NIELSEN and CAROL A. NIELSEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

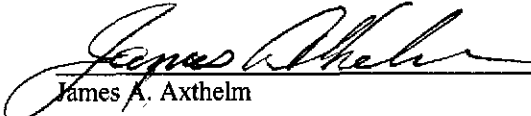
Abbreviated Legal: Ptn NW 1/4 Of NW 1/4, 16-34-4 E W.M.

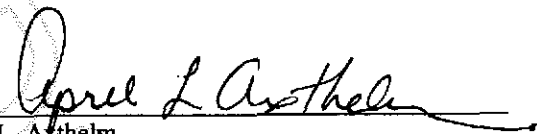
SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340416-0-042-0008, P24960

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. 145623-SE.

Dated May 24, 2013

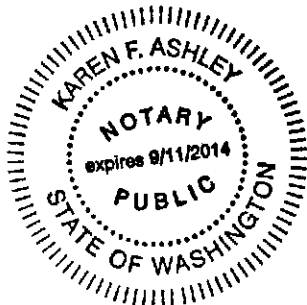

James A. Axthelm
D.



April L. Axthelm

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James A. Axthelm and April L. Axthelm
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: May 28, 2013




Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20131937
MAY 28 2013

Amount Paid \$ 3,244.60
Skagit Co. Treasurer
By man Deputy

EXHIBIT A

Schedule "A-1"

145623-SE

DESCRIPTION:

PARCEL "A":

That portion of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 16, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point which is 825 feet North of the Southwest corner of said subdivision;
thence North 135 feet;
thence East 400 feet;
thence South 135 feet;
thence West to the point of beginning,

EXCEPT County road.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

An easement for road purposes over the following described tract:

Beginning at a point 960 feet North of the Southwest corner of said subdivision;
thence North 30 feet;
thence East 400 feet;
thence South 30 feet;
thence West to the point of beginning, EXCEPT road.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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\$73.00

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