

WHEN RECORDED, RETURN ORIGINAL TO:

James L. Holland
HALL & HOLLAND
1109 Broadway Street
Vancouver, WA 98660



Skagit County Auditor \$74.00
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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20132098

JUN 05 2013

Amount Paid \$ 2,319.⁰⁰
Skagit Co. Treasurer
By *Mam* Deputy

CHICAGO TITLE
620018715

STATUTORY WARRANTY DEED

Grantor: Grimm, Carolyn M., Trustee of the Grimm Living Trust

Grantee: McNary, Dave K., Buyer

Abbreviated Legal Description: (0.2000 ac) THAT PORTION OF GOVERNMENT LOT 8, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF A LINE LYING 20.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF 34TH STREET.

Parcel No.: P33056

THE GRANTOR, CAROLYN M. GRIMM, Trustee of the Grimm Living Trust, for and in consideration of One Dollar (\$1.00) and other consideration in hand paid, conveys and warrants to DAVE K. MCNARY, GRANTEE, all of its right, title and interest, including all after-acquired title of the GRANTOR, in the real estate, situated in the County of Skagit, State of Washington legally described as follows:

THAT PORTION OF GOVERNMENT LOT 8, SECTION 30, TOWNSHIP 35 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, LYING NORTH OF A LINE LYING 20.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF 34TH STREET, OF BEALE'S MAPLE GROVE, ADDITION, PROJECTED TO THE EAST AND LYING EAST OF THE EAST LINE OF "V" AVENUE OF SAID BEALE'S MAPLE GROVE ADDITION PROJECTED NORTH, AND ALSO LYING WEST OF THE BURLINGTON NORTHERN RAILROAD COMPANY RIGHT OF WAY. RECORDED IN BOOK OF SURVEYS, VOLUME 19, PAGES 67 AND 68 AF#9702200104. TOGETHER WITH THAT PORTION OF LOT 54, ANACORTES INDUSTRIAL

PARK ADDITION AS PER PLAT RECORDED IN VOLUME 10 OF PLATS, PAGES 19, 20 AND 21, RECORDS OF SKAGIT COUNTY, WASHINGTON, LYING EAST OF LINE LYING 10.00 FEET EAST OF THE NORTHERLY PROJECTION OF THE CENTER LINE OF "V" AVENUE OF BEALE'S MAPLE GROVE ADDITION, AS PER PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 19, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#200903120098.

It is understood GRANTEE's decision to purchase is not based upon any statements of fact or representations by GRANTOR. GRANTEE acknowledges that the following is negotiated and bargained for. GRANTEE accepts the real property in its present condition, "as is" and "with all faults." GRANTEE represents he has been in, around and upon the real property for several years in the recent past and knows and understands the condition thereof intimately. GRANTOR makes no express or implied warranties or express or implied representations as to any or all conditions of the real property; specifically, but not limited to, soils, government entitlements, subsoils, environmental or hazardous issues, filling or dumping of materials, watercourses or setbacks, the accuracy or legality of lot size, boundaries, permits, potential boundary encroachments, access to the property, utilities, view rights, noise issues, sewer, and any other matters, including but not limited to matters regarding easements, covenants, conditions, restrictions and encroachments. GRANTEE has made his own independent investigation regarding the status and condition of the property to his own satisfaction without relying on the GRANTOR in any way concerning its nature and/or condition. It is GRANTOR's intent to avoid all liability and/or responsibility for the condition of the real property to be conveyed herein and to have GRANTEE assume 100% of the risk of the real property's condition.

STATUTORY WARRANTY DEED - 2



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\$74.00

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