

When recorded return to:  
Mr. and Mrs. Noel J. Moden  
4187 Islander Way  
Anacortes, WA 98221



Skagit County Auditor 7/19/2013 Page 1 of 2 10:10AM \$73.00

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 146241-OAE

LAND TITLE OF SKAGIT COUNTY

146241-OAE

Grantor: James J. Kolp and Teresa A. Kolp  
Grantee: Noel J. and Janine Moden Living Trust  
Tax Parcel Number(s): P68351/3975-000-075-0005, P19141/340111-2-028-0004  
Abbreviated Legal: Lot 75, Ranch San Juan Del Mar 4.

Statutory Warranty Deed

THE GRANTOR(S) JAMES J. KOLP AND TERESA A. KOLP, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to NOEL J. MODEN AND JANINE MODEN, AS TRUSTEES OF THE NOEL AND JANINE MODEN LIVING TRUST DATED APRIL 12, 1999 GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

see legal attached

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. 146241-OAE.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20132830  
JUL 19 2013

Dated July 12, 2013

Amount Paid \$ 8905.<sup>00</sup>  
Skagit Co. Treasurer  
By *kk* Deputy

*James J. Kolp*  
James J. Kolp

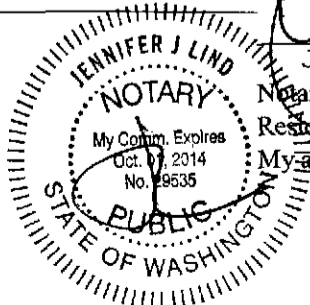
*Teresa A. Kolp*  
Teresa A. Kolp

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James J. Kolp and Teresa A. Kolp

the person who appeared before me, and said person 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: July 18, 2013



*Jennifer J. Lind*  
Jennifer J. Lind  
Notary Public in and for the State of Washington  
Residing at Bow  
My appointment expires: 10/01/2014

PARCEL "A":

Lot 75, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4," Plate 3, as per plat recorded in Volume 6 of Plats, pages 19 and 22, inclusive, records of Skagit County, Washington.

TOGETHER WITH the following described parcel:

Beginning at the Southwesterly corner of Lot No. 75, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4," Plate 3, as per plat recorded in Volume 6 of Plats, pages 21 and 22, records of Skagit County, Washington;  
thence South 18°03' East 25 feet;  
thence North 67°43'30" East to the Southerly line of the County Road as shown on the plat;  
thence North 46°54' West to the Southerly line of Lot 75;  
thence South 67°43'30" West along the Southerly line of Lot 75 to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 11, Township 34 North, Range 1 East, W.M., described as follows:

Beginning at the most Southerly corner of Lot 75, Plate 3, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 4," as per plat recorded in Volume 6 of Plats, pages 19 and 22, inclusive, records of Skagit County, Washington;  
thence South 18°03' East a distance of 125 feet;  
thence North 67°43'30" East, a distance of 425 feet, more or less, to the Southerly line of County Road No. 377;  
thence Westerly along the Southerly line of said road, a distance of 105 feet, more or less;  
thence Northwesterly along the Southwesterly line of said road, a distance of 92.28 feet to the most Southerly and Easterly corner of said Lot 75;  
thence South 67°43'30" West along the Southeasterly line of said Lot 75, a distance of 251.09 feet to the point of beginning,

EXCEPT the Northwesterly 25 feet thereof, as conveyed to Jackson L. Hockman and Billie R. Hockman, husband and wife, by instrument recorded September 28, 1970, under Auditor's File No. 743951,

ALSO EXCEPT the Southwesterly 25 feet thereof.

Situate in the County of Skagit, State of Washington.



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