



201308280009

Skagit County Auditor

\$73.00

8/28/2013 Page

1 of

2 10:06AM

AFTER RECORDING, RETURN TO:**FURLONG ♦ BUTLER**

ATTORNEYS

825 Cleveland Avenue

Mount Vernon Washington 98273

STATUTORY WARRANTY DEED**Reference Number(s) of Documents assigned or released:****Assessor's Parcel/Tax I.D. Number:** P39027/350514-0-002-0006**Abbreviated Legal:** Ptn SE 1/4 Of NE 1/4, 14-35-5 E W.M.

THE GRANTORS, JONATHAN JAMES and NATASHA JAMES, husband and wife, for and in and for consideration of Ten Dollars (\$10) and other consideration in hand paid, convey and warrant to **GRANTEE, SKAGIT LAND TRUST**, a Washington non-profit corporation, the following described real property:

That portion of the South ½ of the Northeast ¼ of Section 14, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point 497.18 feet North and 479.63 feet West of the East ¼ corner of said Section; thence North 80°20' West 582.56 feet; thence North 0°30' West 710.01 feet, more or less, to the Southerly right of way line of Minkler Road, as conveyed to Skagit County by Deed dated August 23, 1905, recorded August 26, 1905, in Volume 56 of Deeds, page 258, under Auditor's File No. 53278; thence South 86°33' East 484.6 feet, more or less, along the South line of said Minkler Road to the intersection of the Southerly line of the right of way of the Puget Sound & Baker River Railway Company as conveyed by Deed dated January 7, 1907, recorded July 30, 1907 in Volume 62 of Deeds, page 607, under Auditor's File No. 63376; thence South 71°33' East 90 feet, more or less, along the Southerly boundary line of said right of way to a point which bears North 0°30' West from the point of beginning; thence South 0°30' East parallel with the East line of said Section 14, 753.41 feet, more or less, to the point of beginning.

STATUTORY WARRANTY DEED
JAMES to SKAGIT LAND TRUST
Page 1 of 2

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 3482

AUG 28 2013

Amount Paid \$ 325.40
Skagit Co. Treasurer
By *kk* Deputy

EXCEPT that portion, if any, lying within the boundaries of that certain tract of land conveyed to John E. Minkler by Deed dated August 22, 1905 and recorded August 22, 1905 in Volume 56 of Deeds, page 253, under Auditor's File No. 53267.

Situate in the County of Skagit, State of Washington.

(end of legal description)

Subject to easement restrictions and covenants of record.

Date: 8-27, 2013

[Signature]
JONATHAN JAMES

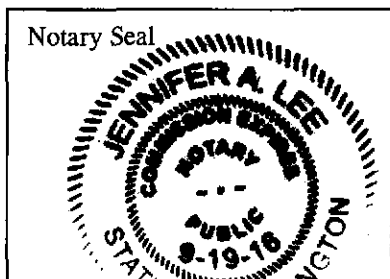
Date: 8-27, 2013

[Signature]
NATASHA JAMES

STATE OF WASHINGTON)
) ss
COUNTY OF _____)

On this day personally appeared before me JONATHAN JAMES and NATASHA JAMES, to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 27th day of August 2013.



[Signature]
Notary Public in and for the state of Washington
Residing at Mount Vernon
My commission expires: 9-19-2016
Printed Name: Jennifer A. Lee

Statutory Warranty Deed
Grantors: Jonathan James and Natasha James
Grantee: Skagit Land Trust, a Washington non-profit corporation

Page 2 of 2



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2 of

2 10:06AM