

When recorded return to:  
Steve Skrinde and Karen Skrinde



201309100054

Skagit County Auditor  
9/10/2013 Page

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\$74.00  
3 4:28PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY

425 Commercial  
Mount Vernon, WA 98273

CHICAGO TITLE  
620019655

Escrow No.: 620019655

Reference No. 201012060088  
P35727

STATUTORY WARRANTY DEED

Fulfillment

(Partial)

THE GRANTOR(S)

Kendall Wayne Johnson and Juanita Johnson, Husband and Wife

for and in consideration of fulfillment of contract as to legal described below, and other valuable consideration in hand paid, conveys and warrants to

Steve Skrinde and Karen Skrinde, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

That part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M. records of Skagit County, Washington, lying South of the County road running through said subdivision,

EXCEPT that portion lying within that property conveyed to Alford B. Riggs and Maude E. Riggs, his wife, by deed recorded May 4, 1937, in Volume 172, page 3, under Auditor's File No. 289614, records of said County, described as follows:

Part of the east half of the Northeast  $\frac{1}{4}$  of Section 4, and part of the west half of the Northwest  $\frac{1}{4}$  of Section 3, all in Township 35 North, Range 4 East, W.M., more particularly described as follows:

Beginning at the  $\frac{1}{16}$ th corner on the North line of the Northeast  $\frac{1}{4}$  of Section 4, Township 35 North, Range 4 East, W.M.;  
Thence South  $0^{\circ} 35'$  West 1974.6 feet along the north and south center line of the said Northeast  $\frac{1}{4}$  of Section 4, Township 35 North, Range 4, East of W.M. to the Samish River;  
Thence South  $68^{\circ} 16'$  East 265 feet;  
Thence North  $60^{\circ} 04'$  East 300 feet;  
Thence South  $82^{\circ} 27'$  East 728 feet;  
Thence North  $59^{\circ} 46'$  East 131.4 feet;  
Thence North  $26^{\circ} 38'$  East 490 feet;  
Thence North  $32^{\circ} 10'$  West 168 feet to the  $\frac{1}{16}$ th corner of the east line of the Northeast  $\frac{1}{4}$  of said Section 4;  
Thence North  $2^{\circ} 10'$  West 200 feet;  
Thence North  $26^{\circ} 34'$  East 350 feet;  
Thence North  $79^{\circ} 21'$  East 311 feet;  
Thence North  $24^{\circ} 35'$  West 302 feet;  
Thence North  $64^{\circ} 05'$  West 144 feet;  
Thence North  $28^{\circ} 05'$  West 245 feet;  
Thence South  $86^{\circ} 20'$  West 58 feet;  
Thence South  $25^{\circ} 06'$  West 263 feet;  
Thence North  $55^{\circ} 09'$  West 472 feet;  
Thence North  $83^{\circ} 34'$  West 367 feet;  
Thence North  $60^{\circ} 06'$  West 528 feet to place of beginning.

Excepting any portion of the above described premises lying easterly of the center line of the

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 10 2013

Amount Paid \$  
Skagit Co. Treasurer  
By M.B. Deputy

Partial  
Fulfillment  
excise #3678  
amt pd \$7123.22  
pd 12/6/10

# STATUTORY WARRANTY DEED

Fulfillment  
(continued)

Samish River and also excepting County road right-of-ways.

EXCEPT that certain portion thereof as conveyed to Alford B. Riggs et ux by deed recorded March 31, 1941, in Volume 182 of Deeds, page 572, under Auditor's File No. 337224, records of said County, more particularly described as follows:

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M., lying Northwesterly of the center line of a creek, (sometimes known as "Swede Creek") that runs across the Northwest portion of the above described Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East W.M., approximately 200 feet East of the Northwest corner of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East W.M., and running into the Samish River.

EXCEPT that portion conveyed to Harry D. Jewell and Lois J. Jewell, husband and wife, under Auditor's File No. 9206150050, described as follows:

That portion of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 3, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of said subdivision; thence Northerly along the East line thereof, a distance of 834.5 feet; thence Southwesterly in a straight line to a point on the West line of said subdivision that is 584.50 feet North of the Southwest corner of said subdivision; thence Southerly along the West line of said subdivision, a distance of 584.50 feet to the Southwest corner thereof; thence Easterly along the South line of said subdivision, 1271 feet, more or less, to the point of beginning. ALSO the East 60 feet (as measured at right angles to the East line thereof) of that portion of said Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  lying Southerly of the Gripp County Road and Northerly of the Northerly line of the hereinabove described main tract.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P35727 / 350403-2-002-0006

*Partial*  
This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on December 6, 2010, receipt number 3678.

*\$7123.22 AF# 201012060088.*



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\$74.00  
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STATUTORY WARRANTY DEED

Fulfillment  
(continued)

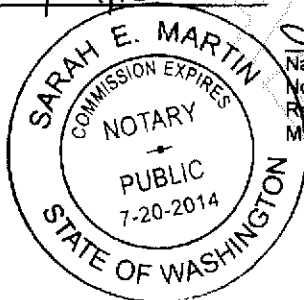
Dated: August 28, 2013

Kendall Wayne Johnson  
Kendall Wayne Johnson  
Juanita Johnson  
Juanita Johnson

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that  
Kendall Wayne Johnson and Juanita Johnson  
is/are the person(s) who appeared before me, and said person(s) acknowledged that  
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act  
for the uses and purposes mentioned in this instrument.

Dated: 8/29/13



Sarah E. Martin  
Name: Sarah E. Martin  
Notary Public in and for the State of Washington  
Residing at: Skagit County, WA  
My appointment expires: 7/20/2014



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