



201310160035

Skagit County Auditor

10/16/2013 Page

1 of

\$74.00

3 12:47PM

When recorded return to:

Mr. and Mrs. Eliot Hurd  
12703 Persons Road  
Bow, WA 98232

Filed for Record at Request of

Land Title and Escrow

Escrow Number: 147532-OE ✓

Grantor: Richard E. Shelley and Dorothy L. Shelley, Trustees of The Shelley Family Trust, dated March 27, 2003

Grantee: Eliot Hurd and Kyra Hurd

LAND TITLE OF SKAGIT COUNTY

## Statutory Warranty Deed

THE GRANTOR RICHARD E. SHELLEY and DOROTHY L. SHELLEY, Trustees of THE SHELLEY FAMILY TRUST, dated March 27, 2003 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ELIOT HURD and KYRA HURD, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 Of SE 1/4, 19-35-3 E W.M. (Aka Lot 3, SP #PL05-0292).

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350319-4-008-0500, P124049

Together With and subject to an Easement for drainage as constructed over, under and across a Northerly portion of Lot 3 and a portion of Lot 4 lying Northerly of Lot 3 and Easterly of Lot 1.

Said Easement will be an exception to title only and will not be insured as part of herein contained legal description.

No new detached building construction on this parcel for five years from the date of closing.

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. 147532-OE.

Dated October 10, 2013

Richard E. Shelley and Dorothy L. Shelley, Trustees  
of The Shelley Family Trust, dated March 27, 2003

  
By: Dorothy L. Shelley, Trustee

  
By: Richard E. Shelley, Trustee

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134187

OCT 16 2013

Amount Paid \$ 4,552.<sup>90</sup>  
Skagit Co. Treasurer  
By *mem* Deputy

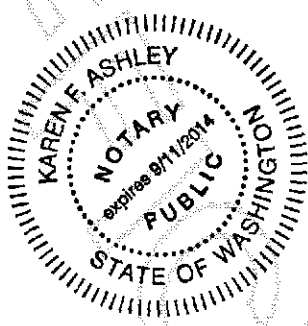
STATE OF  
County of

Washington  
Skagit

SS:

I certify that I know or have satisfactory evidence that Richard E. Shelley and Dorothy L. Shelley signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the Trustees of The Shelley Family Trust, dated March 27, 2003 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 15<sup>th</sup>, 2013



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



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## EXHIBIT A

Lot 3, Skagit County Short Card No. PL05-0292, approved December 13, 2005 and recorded December 13, 2005, under Skagit County Auditor's File No. 200512130095, being a portion of the East ½ of the Southwest ¼ of the Southeast ¼ of Section 19, Township 35 North, Range 3 East, W.M.

Siutate in the County of Skagit, State of Washington.

