

When recorded return to:

Western Reman Company  
P.O. Box 2189 - PMB 325  
Blaine, WA 98321-2189



Skagit County Auditor  
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Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 147823-OE ✓

Grantor: Donald K. Kaaland and Wonona L. Kaaland  
Grantee: Western Reman Company, a Washington Corporation

### Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR DONALD K. KAALAND and WONONA L. KAALAND, who acquired title as WONONA KAALAND, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to WESTERN REMAN COMPANY, a Washington corporation the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SE 1/4 Of NE 1/4, 16-35-6 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350616-1-008-0005, P41286

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. 147823-OE.

Dated October 16, 2013

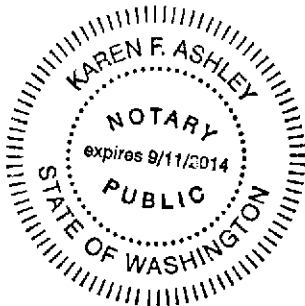
Donald K. Kaaland

Wonona L. Kaaland

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Donald K. Kaaland and Wonona L. Kaaland the person(s) who appeared before me, and said person(s) 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: October 23, 2013



Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2014

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20134275

OCT 23 2013

Amount Paid \$11,575.00  
Skagit Co. Treasurer  
By man Deputy

## EXHIBIT A

### PARCEL "A":

All that portion of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 16, Township 35 North, Range 6 East, W.M., lying and being North of Etach or Minkler Creek.

ALSO, all that portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 16, Township 35 North, Range 6 East, W.M., lying and being North of Etach Creek,

EXCEPT the following described tract conveyed to Fred C. Hunger and Linda M. Hunger, husband and wife, by Deed dated March 27, 1990, and recorded under Auditor's File No. 9003270024;

Beginning at the Northeast corner of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 16;  
thence West 388 feet;  
thence South 148 feet;  
thence East 388 feet to the East line of said Section;  
thence North along said line 148 feet to the point of beginning.

EXCEPT from all of the above described property that portion conveyed to Skagit County for road purposes by Deed recorded January 8, 1897, in Volume 31 of Deeds, page 695, under Auditor's File No. 25605;

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 16, Township 35 North, Range 6 East, W.M.

EXCEPT those portions conveyed to the Seattle and Northern Railway Company by Deeds recorded May 3, 1890, in Volume 10 of Deeds, page 565, and recorded January 5, 1900, in Volume 40 of Deeds, page 219;

ALSO EXCEPT that one (1) acre parcel transferred to Fred Hunger and Linda Hunger, husband and wife, by Deed dated May 4, 1989, and recorded under Auditor's File No. 8905150017;

AND ALSO EXCEPT that portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 16, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at the Southeast corner of said Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 16;  
thence North  $1^{\circ}09'39''$  East along the East line of said Section, a distance of 118.00 feet to the Northeast corner of that one (1) acre parcel transferred to Fred Hunger and Linda Hunger, husband and wife, by deed dated May 4, 1989, and recorded under Auditor's File No. 8905150017, and which point is the TRUE POINT OF BEGINNING of this property description;

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DESCRIPTION CONTINUED:

PARCEL "B" continued:

thence continuing North 1°09'39" East along the East line of said Section, a distance of 1141.71 feet, more or less, to a point at the intersection of the Southerly line of that railroad right-of-way as conveyed to the Seattle and Northern Railway Company by Deeds recorded May 3, 1890, in Volume 10 of Deeds, page 565, and recorded January 5, 1900, in Volume 40 of Deeds, page 219;  
thence North 89°11'17" West, along the Southerly line of said Seattle and Northern Railway Company right-of-way, a distance of 600.64 feet, more or less, to a point 600 feet West, when measured at right angles to, the East line of said Southeast ¼ of the Northeast ¼ of Section 16;  
thence South 9°09'36" East, a distance of 1183.49 feet, more or less, to the Northwest corner of said one(1) acre parcel transferred to Fred Hunger and Linda Hunger by Auditor's File No. 8905150017;  
thence South 88°04'42" East, parallel to the South line of said Southeast ¼ of the Northeast ¼ of Section 16, along the North line of said Hunger parcel, a distance of 388.00 feet to the True Point of Beginning, and containing 13.04 acres, more or less.

EXCEPT from the above described property, that portion conveyed to Skagit county for road purposes by Deed recorded January 8 1897, in Volume 31 of Deeds, page 695, under Auditor's File No. 25605.

Situate in the County of Skagit, State of Washington.

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