

When recorded return to:

Mr. and Mrs. Robert E. Dean, Jr.
14773 Ayon Allen Road
Mount Vernon, WA 98273



201311220067

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 147872-OE

Skagit County Auditor
11/22/2013 Page 1 of 2 \$73.00
2 11:29AM

Grantor: James L. Lam and Mary M. Lam
Grantee: Robert E. Dean, Jr. and Billie J. Dean

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

THE GRANTOR JAMES L. LAM and MARY M. LAM, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ROBERT E. DEAN, JR. and BILLIE J. DEAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 Of SW 1/4, 13-34-3 E W.M. Aka Tr. A, SP 10-72.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340313-3-009-0106, P21822

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. 147872-OE.

Tax Parcel Number(s): 340313-3-009-0106, P21822

Dated November 18th, 2013

James L. Lam

Mary M. Lam

STATE OF Washington }
COUNTY OF Skagit } SS:

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

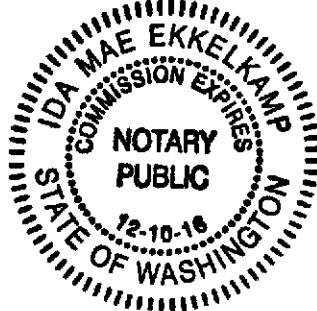
20134698
NOV 22 2013

Amount Paid \$ 9617.00
By ME Skagit Co. Treasurer Deputy

I certify that I know or have satisfactory evidence that James L. Lam and Mary M. Lam 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: November 21, 2013

Ida Mae Ekkelkamp



Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/10/2016

EXHIBIT A

That portion of the North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the intersection of the North line of said subdivision and the Easterly right of way margin of Avon Allen Road (being a point 20.0 feet East of and parallel with the West line of said subdivision);
thence South $0^{\circ}04'23''$ West along said Easterly right of way margin parallel with the West line of said subdivision for a distance of 155.27 feet;
thence North $89^{\circ}14'08''$ East for a distance of 247.26 feet;
thence South $87^{\circ}52'03''$ East for a distance of 820.68 feet, more or less, to a point 2.0 feet West of an existing North-South fence line;
thence North $0^{\circ}50'57''$ East parallel with and 2.0 feet Westerly of said fence line for a distance of 197.45 feet, more or less, to the North line of said North $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 13, at a point bearing North $89^{\circ}12'04''$ East from the point of beginning;
thence South $89^{\circ}12'04''$ West along said North line for a distance of 1,070.18 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.



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