



201408250105

Skagit County Auditor

\$74.00

8/25/2014 Page

1 of

3 2:14PM

When recorded return to:
Jonathan Nielsen and Michelle Nielsen
19638 Snowden Lane
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 108007

Statutory Warranty Deed

108007-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Karel A. Peltram, as his separate estate, Karel Z. Peltram, as his separate estate, each as to an undivided 50% interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Jonathan Nielsen and Michelle Nielsen, a married couple and/or assigns the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 5, Township 33 North, Range 4 East; Ptn. of Gov't Lot 3

Tax Parcel Number(s): P16329, 330405-0-005-0007, P16331, 330405-0-007-0005

That portion of Government Lot 3, Section 5, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of Lot 3, Section 5, Township 33 North, Range 4 East, W.M.; thence South 2°42'00" East, a distance of 30.03 feet to the Southerly right-of-way line of that certain County road known as the Hickox Road; thence West on said right-of-way line a distance of 882.80 feet to the true point of beginning of this description; thence South 3°44'00" East, a distance of 1188.92 feet; thence South 89°55'00" East a distance of 430.60 feet; thence North 3°13'00" West a distance of 753.30 feet; thence West a distance of 100.00 feet; thence North 3°13'00" West a distance of 435.60 feet; thence West 341.40 feet to the true point of beginning; (Also known as Tract "B" of Short Plat 37-74).

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 8.22.14

Karel A. Peltram

Karel Z. Peltram
AS ATTORNEY IN FACT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143099
AUG 25 2014

Amount Paid \$4,277.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Karel A. Peltram and Karel Z Peltram, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2015

STATE OF WASHINGTON, }
County of King } SS.

ACKNOWLEDGMENT - Self & Attorney in Fact

On this 22nd day of August, 2014, before me personally appeared KARL A. PELTRAM to me known to be the individual described in and who executed the foregoing instrument for Him self and as Attorney in Fact for KARL Z. PELTRAM and acknowledged that He signed and sealed the same as HIMSELF free and voluntary act and deed for Him self and also as H.S. free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

GIVEN under my hand and official seal the day and year last above written.

Notary Public
State of Washington
PHILLIP H MOBLEY
My Appointment Expires Mar 27, 2016

Phillip H Mobley
Notary Public in and for the State of Washington,
residing at Residing Phillip H Mobley
My appointment expires 03-27-2016

This jurat is page 2 of 2 and is attached to STATUTORY WAIVER dated 8-22-2014
Deed



201408250105

Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Short Plat No. 37-74
Recorded:	July 26, 1974
Auditor's No.:	804141

Guardian Northwest Title and Escrow. A...
First American Title Insurance C



201408250105