



201409190085

Skagit County Auditor \$74.00
9/19/2014 Page 1 of 3 1:43PM

AFTER RECORDING MAIL TO:

George A. McColl and Christina McColl
7631 87th Avenue NE
Marysville, WA 98270

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20143486
SEP 19 2014

GUARDIAN NORTHWEST TITLE CO.

Amount Paid \$ 3342.00
Skagit Co. Treasurer
By *mb* Deputy

108086-1

Filed for Record at Request of: *mb*
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4211-2301865 (SSM)**

Date: **September 16, 2014**

Grantor(s): **Donald E. Lucinger and Dorothy M. Lucinger**

Grantee(s): **George A. McColl and Christina McColl**

Abbreviated Legal: **Section 13, Township 35 North, Range 10 East; SE of NW and Ptn. of Gov't Lot 3**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P45254 351013-2-001-0312**

THE GRANTOR(S) Donald E. Lucinger and Dorothy M. Lucinger for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **George A. McColl and Christina McColl, Husband and Wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

That portion of Government Lot 3 and of the Southeast 1/4 of the Northwest 1/4 of Section 13, Township 35 North, Range 10, E.W.M., described as follows: Commencing at the South 1/4 corner of said Section 13; thence North 0° 35' 43" East along the center line of said section 3492.79 feet, thence North 63° 28' 33" West 428.49 feet to an intersection with a nontangent curve whose center lies North 52° 46' 56" West 350.00 feet; thence Southwesterly along said curve concave to the Northwest through a central angle of 6° 32' 53" a distance of 40.00 feet to the true point of beginning; thence on a tangent curve to the right having a radius of 350.00 feet through a central angle of 41° 06' 45" a distance of 251.14 feet; thence South 78° 52' 42" West 178.61 feet; thence North 32° 27' 03" West 846.62 feet to an intersection with a survey staking line, said intersection being known as

APN: P45254

Statutory Warranty Deed
- continued

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point F, thence continuing North 32°27'03" West 45 feet more or less to the line of ordinary high water of the Skagit River; thence Northeasterly along said line of ordinary high water 220 feet more or less to a point which lies North 43°58'52" West of an intersection with said staking line known as point G; thence South 43°58'52" East 45 feet more or less to point G, said point lying North 60°53'25" East 228.61 feet from said point F; thence South 43°58'52" East 920.14 feet to the point of beginning

Subject To: 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.



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