



201410020049

AFTER RECORDING MAIL TO:

Michael L. Schwiger
54467 Elder Lane
Darrington, WA 98241

Skagit County Auditor \$74.00
10/2/2014 Page 1 of 3 3:40PM

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

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

108160-1

STATUTORY WARRANTY DEED

File No: 4221-2309390 (TS)

Date: September 29, 2014

Grantor(s): Nancy H. Witt

Grantee(s): Michael L. Schwiger

Abbreviated Legal: Section 31, Township 33 North, Range 10 East; Ptn. of SE of NE, aka Tract 26 Trail Creek

Additional Legal on page: See Attached legal Description Exhibit A

Assessor's Tax Parcel No(s): P18835

331031-1-004-1418

THE GRANTOR(S) Nancy H. Witt, a single person for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Michael L. Schwiger, an unmarried individual**, 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:

See Attached Exhibit A Legal Description

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.

Nancy H. Witt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20143704
OCT 02 2014

Amount Paid \$ 3,743.⁰⁰
Skagit Co. Treasurer
By *mam* Deputy

APN: P18835

Statutory Warranty Deed
- continued

File No.: 4221-2309390 (TS)

STATE OF Washington)
)-ss
COUNTY OF Skagit (Skagit Snohomish)

I certify that I know or have satisfactory evidence that **Nancy H. Witt**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

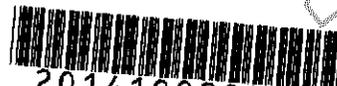
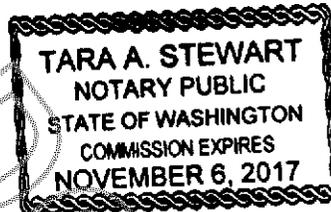
Dated: 10/2/14

Tara A Stewart

Notary Public in and for the State of Washington

Residing at: Everett

My appointment expires: 11/6/17



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\$74.00

3:40PM

EXHIBIT A

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

That portion of the Southeast 1/4 of the Northeast 1/4 of Section 31, Township 33 North, Range 10 East, W.M., described as follows:

Beginning at the East 1/4 corner of said Section 31; thence along the East line of said section North 01 degree 21'02" East 632.95 feet; thence North 89 degrees 11'09" West, 30.00 feet to a point on the West line of the existing County Road and the true point of beginning; thence continuing North 89 degrees 11'09" West, 314.75 feet; thence North 01 degree 21'02" East, 696 feet, more or less, to a point on the North line of the Southeast 1/4 of the Northeast 1/4; thence along said North line South 89 degrees 28'55" East, 315.00 feet, more or less, to a point on the West line of said County Road; thence along said West line South 01 degree 21'02" West, 697.81 feet to the true point of beginning.

Also known as Tract 26 of recorded survey entitled "TRAIL CREEK", recorded in Volume 92 of Official Records, pages 576 to 589, inclusive, under Auditor's File No. 772764.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain access easements as described in "Amended Declaration of Covenants, Conditions and Restrictions for Trail Creek", recorded November 15, 1972 under Auditor's File No. 776807.



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