

When recorded return to:

Mr. John M. Downing
22211 Grip Road
Sedro-Woolley, WA 98284



201412050034

Skagit County Auditor \$73.00
12/5/2014 Page 1 of 2 11:57AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 150798-SE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20144610
DEC 05 2014

Grantor: Lars A. Nyhus and Kelsey Nyhus
Grantee: John M. Downing

Amount Paid \$5790.⁰⁰
Skagit Co. Treasurer
By HB Deputy

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

THE GRANTOR LARS A. NYHUS and KELSEY NYHUS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN M. DOWNING, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW 1/4 OF SE 1/4, 35-36-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 360435-4-007-0008, P50739

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. 150798-SE.

Dated December 1, 2014

Lars A. Nyhus
Lars A. Nyhus

Kelsey Nyhus
Kelsey Nyhus

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Lars A. Nyhus and Kelsey Nyhus 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: December 2, 2014

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018



EXHIBIT A

That portion of the West ½ of the Southwest ¼ of the Southeast ¼ of Section 35, Township 36 North, Range 4 East, W.M., lying Southerly of the Burlington Northern Railroad right-of-way (formerly the Northern Pacific right-of-way);

EXCEPT the West 330 feet of the South 264 feet thereof;

AND EXCEPT the South 150 feet of the East 135 feet of the West 465 feet thereof;

AND ALSO EXCEPT that portion described as beginning at the Northwest corner of that parcel conveyed to Stephen Garcia and Andrea Garcia by deed recorded under Auditor's file number 9802040059 records of Skagit County; thence North along the East line of that parcel conveyed to Kevin Hamilton by deed recorded under Auditor's file number 200505020212 records of Skagit County to the Northeast corner of said Hamilton parcel, said Northeast corner being a point 264 North of the South line of said section line; thence East for a distance of 149 feet parallel to the South line of said section; thence South to the North line of Gripp Road to a point being 14 feet East of the Southeast corner of said Garcia parcel; thence West along the North line of said Gripp Road to said Southeast corner of said Garcia parcel; thence North along the East line of said Garcia parcel to the Northeast corner thereof; thence West along the North line of said Garcia parcel for a distance of 135 feet more or less to the Northwest corner thereof and the true point of beginning.

AND ALSO EXCEPT the as-built Gripp County Road running along the South line thereof.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

12/5/2014 Page

2 of

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2 11:57AM

LPB 11-05(i-l)
Page 2 of 2