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201412120054

When recorded return to:

Mr. and Mrs. Robert Ketchum  
23150 Franklin Rd  
Mount Vernon, WA 98273

Skagit County Auditor \$74.00  
12/12/2014 Page 1 of 3 2:12PM

Filed for Record at Request of  
Curtis Law Group, PLLC  
Escrow Number: C14-00092-JB

# CHICAGO TITLE Statutory Warranty Deed

420022739

THE GRANTORS Blake K Schluter and Tamara L Schluter, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Candace Ketchum and Robert Ketchum, wife and husband the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
PTN NW NW, 32-33-04

Tax Parcel Number(s): P17590/ 330432-0-013-0004

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF BY EXHIBIT "A"

Subject to: Covenants, conditions and restrictions of record, as attached by Exhibit "B"

Dated December 8, 2014

Blake K Schluter  
Blake K Schluter

Tamara L Schluter  
Tamara L Schluter

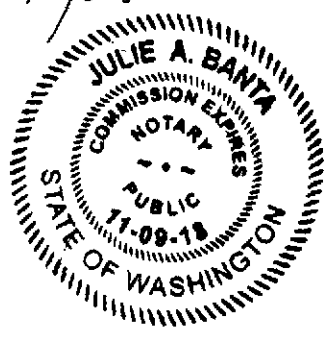
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20144729  
DEC 12 2014

STATE OF Washington  
COUNTY OF Snohomish } SS:

Amount Paid \$ 3,832.<sup>00</sup>  
Skagit Co. Treasurer  
By man Deputy

I certify that I know or have satisfactory evidence that Blake K Schluter and Tamara L Schluter are the persons who appeared before me, and said persons 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: 12/11/2014



Julie A. Banta  
Notary Public in and for the State of Washington  
Residing at Everett  
My appointment expires: 11-09-2015

Exhibit "A"

ACCEPTED AND APPROVED  
AS TO FORM AND CONTENT

*Candace Ketchum*  
*John Peter*

That portion of the South Half of the Northwest Quarter of the Northwest Quarter of Section 32, Township 33 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 310 feet North of the Southeast corner of said subdivision;  
Thence West 473 feet;  
Thence North 145 feet, more or less, to a point 180 feet South of the North line of said South Half of the Northwest Quarter of the Northwest Quarter;  
Thence East 473 feet to the East line of said subdivision;  
Thence South to the point of beginning;

EXCEPT therefrom, County road rights-of-way;

ALSO TOGETHER WITH that portion of vacated road that attaches to said property by operation of law as set forth under final order of vacation No. 17816 recorded under Auditor's File No. 200003290082, records of Skagit County, Washington.

Situated in Skagit County, Washington



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Skagit County Auditor \$74.00  
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Exhibit "B"

ACCEPTED AND APPROVED  
AS TO FORM AND CONTENT

*LaDane Ketchum*  
*Don A. Star*

Terms, conditions, and restrictions of that instrument entitled Protected Critical Area;  
Recorded: September 10, 1998  
Auditor's No(s): 9809100001, records of Skagit County, Washington

Terms, conditions, and restrictions of that instrument entitled Lot Certificate Application;  
Recorded: September 10, 1998  
Auditor's No(s): 9809100002, records of Skagit County, Washington

Order Vacating County Right of Way/Final Order of Vacation and the terms and conditions thereof

Recording Date: March 29, 2000  
Recording No.: 200003290082

Public and private easements, if any, over vacated portion of said premises.

Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 1, 1999  
Recording No.: 9904010072  
Matters shown: Location of well

As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.

