



201412310119

Skagit County Auditor

\$74.00

12/31/2014 Page

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3 1:37PM

**When recorded return to:**

Timothy D. Malsch and Kimber L. Carpenter  
 8871 F & S Grade Road  
 Sedro Woolley, WA 98284

Filed for record at the request of:



**CHICAGO TITLE**  
 COMPANY OF WASHINGTON

425 Commercial St  
 Mount Vernon, WA 98273

Escrow No.: 620022254

**CHICAGO TITLE**  
**6200 22254**

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Catherine R. Maxwell, an unmarried individual  
 for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
 in hand paid, conveys, and warrants to Timothy D. Malsch and Kimber L. Carpenter, husband and wife  
 the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southeast quarter of the Southwest quarter, Section 14, Township 35 North,  
 Range 4 East, W.M., described as follows:

Beginning at a point on the North line of the Southeast quarter of the Southwest quarter of said  
 Section 14, where the West line of said East half of the East half of the Northeast quarter of the  
 Southwest quarter of Section 14 intersects said North line; thence running East along said North  
 line to the East line of said Southeast quarter of the Southwest quarter; thence South along said  
 East line to its intersection with the North line of the right-of-way of the F & S Railroad Company;  
 thence Northwesterly along said North line to a point South of the point of beginning; thence North  
 to the point of beginning. Except, commencing at the Northeast corner of said subdivision; thence  
 West 20 feet on the North line of said subdivision; thence in a Southeasterly direction to a point on  
 the East line of said subdivision which is 20 feet South of the point of beginning; thence North to  
 the point of beginning.

Situates in Skagit County, Washington

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P36636, 350414-3-010-0001

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in  
 Chicago Title Company Order 620022254, Schedule B, Special Exceptions, which are attached hereto  
 and made a part hereof.

Dated: December 29, 2014

*Catherine R Maxwell**By Nancy Bonafede, her attorney in fact*

Catherine R. Maxwell

By: Nancy Bonafede, her Attorney in Fact

**SKAGIT COUNTY WASHINGTON**  
**REAL ESTATE EXCISE TAX**

20144999  
 DEC 31 2014

Amount Paid \$ 2,995.40

Skagit Co. Treasurer

By *Mum* Deputy

STATUTORY WARRANTY DEED  
(continued)

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Nancy Bonafede

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Catherine R. Maxwell to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 31, 2014 Marcia J. Jennings  
Name: Marcia J. Jennings  
Notary Public in and for the State of WA  
Residing at: Sedro-Woolley, WA  
My appointment expires: 10/5/2016



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**SCHEDULE "B"**  
Special Exceptions

1. City, county or local improvement district assessments, if any.
2. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.



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