

When recorded return to:

Mr. and Mrs. Daniel E. Welch
1129 Sinclair Way
Burlington, WA 98233



201502190010

Skagit County Auditor \$73.00
2/19/2015 Page 1 of 2 8:51AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 151342-OE ✓

Grantor: Pacific Coast Capital, LLC
Grantee: Daniel E. Welch and Gerd A. Welch

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR PACIFIC COAST CAPITAL, LLC, a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DANIEL E. WELCH and GERD A. WELCH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Tract C, SP 62-76 In SE 1/4 Of NW 1/4, 28-35-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 151342-OE.

Tax Parcel Number(s): 350428-2-007-0002, P37980

Dated February 12, 2015

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015491
FEB 19 2015

Pacific Coast Capital, LLC, a Washington limited liability company

By: Michael V. Fohn, Managing Member

Amount Paid \$ 1197.60
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Michael V. Fohn
is the person who appeared before
me, and said person acknowledged that He signed this instrument, on oath stated He is
authorized to execute the instrument and is Managing Member
of Pacific Coast Capital LLC, a WA limited liability company
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: February 13th 2015

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 Tract "C" of Skagit County Short Plat No. 62-76, approved October 25, 1976 and recorded October 26, 1976, under Auditor's File No. 844888 in Book 1 of Short Plats, page 190, described as follows:

Beginning at the Southwest corner of Tract "D" of Skagit County Short Plat No. 2-79;
thence South along the East line of said Tract "C" to the Southwest corner thereof;
thence East along the South line of said Tract "C" to a point which bears South 0°17'19" West from the Southeast corner of said Tract "D" of Skagit County Short Plat No. 2-79;
thence North 0°17'19" East to said Southeast corner;
thence West along the South line of said Tract "D" to the point of beginning.

All of the above being a portion of the Southeast ¼ of the Northwest ¼ of Section 28, Township 35 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.

