

When recorded return to:

Mr. and Mrs. David Ripley
28707 Minkler Road
Sedro Woolley, WA 98284



201504150086

Skagit County Auditor

\$73.00

4/15/2015 Page

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2 2:58PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 151730-OE ✓

Grantor: Thomas A. Peterson and Beverly N. Peterson
Grantee: David Ripley and Karen Ripley

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR THOMAS A. PETERSON and BEVERLY N. PETERSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DAVID RIPLEY and KAREN RIPLEY, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn N 1/2 Of NE 1/4, 14-35-5 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. 151730-OE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Tax Parcel Number(s): 350514-0-005-0102, P39033

Dated April 14, 2015

Thomas A. Peterson
Thomas A. Peterson

Beverly N. Peterson
Beverly N. Peterson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Thomas A. Peterson and Beverly N. Peterson 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: 4-15-15

Kerry L. Larson
Kerry L. Larson
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 8/06/2015



SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015/206
APR 15 2015

Amount Paid \$ 3,031.⁰⁰
Skagit Co. Treasurer
By mem Deputy

EXHIBIT A

That portion of the North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$, Section 14, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at a point on the North line of the right of way of the Puget Sound and Baker River Railroad, 1,010.2 feet East of the centerline of said Section 14;
running thence Easterly along said North line 330 feet;
thence North $9^{\circ}40'$ East 153.2 feet;
thence North $72^{\circ}26'$ West 350 feet;
thence South to the point of beginning,

EXCEPT that portion thereof conveyed to the State of Washington for secondary State Highway No. 17-A by deed dated February 6, 1948, and recorded under Auditor's File No. 415709.

Situate in the County of Skagit, State of Washington.