

When recorded return to:

Kip W. Crawford
19610 Arbor Lane
Mount Vernon, WA 98274



201504240073

Skagit County Auditor \$74.00
4/24/2015 Page 1 of 3 12:21PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 151578-OE

Grantor: Joel G. Marquardt and Leslie L. Cavanaugh
Grantee: Kip W. Crawford and Leslie Crawford

Land Title and Escrow

151578-OE

Statutory Warranty Deed

THE GRANTOR JOEL G. MARQUARDT, as his separate property and LESLIE L. CAVANAUGH, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KIP W. CRAWFORD AND LESLIE CRAWFORD, HUSBAND AND WIFE, the following described real estate, situated in the County of Skagit, State of Washington: *Joel & Leslie*

Abbreviated Legal: Ptn SW 1/4 Of SE 1/4, 32-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340432-0-061-0004, P29423, 340432-4-011-0106, P29628

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. 151578-OE.

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

Dated April 23, 2015

Joel G. Marquardt
Joel G. Marquardt

Leslie L. Cavanaugh
Leslie L. Cavanaugh

20151349
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

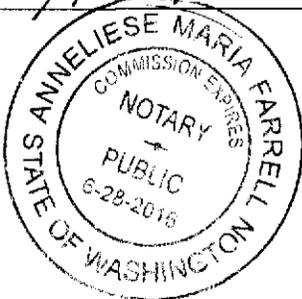
APR 24 2015

Amount Paid \$ 4900
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Joel G. Marquardt and Leslie L. Cavanaugh 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: 4/23/15



Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at *La Conner*
My appointment expires: 6/28/16

EXHIBIT A

DESCRIPTION:

PARCEL "A":

That portion of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 32;
thence North $89^{\circ}30'21''$ East along the South line of said subdivision, a distance of 40.00 feet;
thence North $0^{\circ}00'21''$ East along a line which is parallel to and 40.00 feet Easterly of the West line of said subdivision a distance of 120.00 feet;
thence North $89^{\circ}30'21''$ East a distance of 110.37 feet;
thence South $0^{\circ}01'45''$ East a distance of 120.00 feet to the South line of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32;
thence South $89^{\circ}30'21''$ West a distance of 110.44 feet along the South line of said subdivision to the point of beginning.

TOGETHER WITH an easement for road purposes over the following described property:

That portion of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southeast corner of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 32;
thence North $0^{\circ}00'21''$ East along the East line of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$, a distance of 22.81 feet to the Northeasterly line of the Blodgett Road and the true point of beginning;
thence continue North $0^{\circ}00'21''$ East along the East line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ a distance of 17.19 feet;
thence West parallel to the South line of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ to the Northeasterly line of the Blodgett Road;
thence Southeasterly along the Northeasterly line of the Blodgett Road to the true point of beginning.

ALSO TOGETHER WITH a non-exclusive easement over and across a strip of land to be used for road purposes 40 feet in width lying 20 feet on each side of the following described center line:

Beginning at the Southwest corner of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M.;
thence North $89^{\circ}30'21''$ East along the South line of said subdivision, a distance of 20.00 feet to the true point of beginning of this center line description;
thence North $0^{\circ}00'21''$ East along a line which is parallel to and 20 feet Easterly of the West line of said subdivision, a distance of 120.00 feet.

Situate in the County of Skagit, State of Washington.

DESCRIPTION CONTINUED:

PARCEL "B":

That portion of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 32, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of said subdivision;
thence North $89^{\circ}30'21''$ East along the South line of said subdivision, a distance of 40 feet;
thence North $0^{\circ}00'21''$ East along a line which is parallel to and 40 feet Easterly of the West line of said subdivision a distance of 120 feet to the true point of beginning;
thence North $89^{\circ}30'21''$ East a distance of 110.37 feet;
thence North $0^{\circ}01'45''$ West a distance of 25 feet;
thence South $89^{\circ}30'21''$ West a distance of 110.37 feet, more or less, to a point 40 feet East of the West line of said subdivision,
thence South $0^{\circ}00'21''$ West along said line which is parallel to and 40 feet East of said West line of said subdivision a distance of 25 feet, more or less, to the true point of beginning.

Situate in the County of Skagit, State of Washington.