

When recorded return to:

Mr. and Mrs. Raymond R. Grossruck Jr.  
17721 Tiffany Way  
Mount Vernon, WA 98274



201505070049

Skagit County Auditor \$75.00  
5/7/2015 Page 1 of 4 12:16PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 151923-OE ✓

Grantor: Jess Gunderson and J. Colleen Gubrud  
Grantee: Raymond R. Grossruck, Jr. and Shelly A. Grossruck

**Land Title and Escrow**

**Statutory Warranty Deed**

THE GRANTOR J. COLLEEN GUBRUD, AKA Colleen Gear GUNDERSON, and JESS GUNDERSON, each an unmarried individual who acquired title as a married couple, \*for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RAYMOND R. GROSSRUCK JR. and SHELLY A. GROSSRUCK, husband and wife the following described real estate, situated in the County of Skagit, State of Washington: \* and each as to an undivided 1/2 interest

Abbreviated Legal: Ptn Lot 4, SP 92-035, Being A Ptn Of NE 1/4 Of NE 1/4, 9-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340409-1-004-0300, P103607, 340409-1-004-0800, P117942

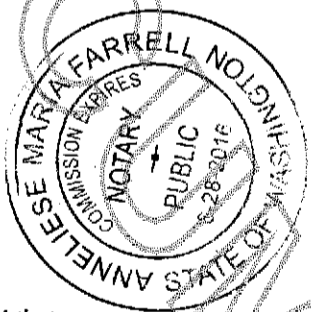
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 151923-OE.

Dated 5/5/15

Jess Gunderson

Exhibit "B" attached for Signature  
and Notary  
J. Colleen Gubrud Gunderson

STATE OF Washington }  
COUNTY OF Skagit } SS:



I certify that I know or have satisfactory evidence that **Jess Gunderson** the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/5/15

Notary Public in and for the State of WA  
Residing at La Conner  
My appointment expires: 6/28/16



EXHIBIT "B" attached to and made part of Statutory Warranty Deed

J. Colleen Gubrud Gunderson  
J. Colleen Gubrud Gunderson

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015 1579  
MAY - 7 2015

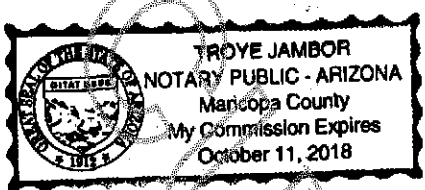
Amount Paid \$ 1997.<sup>20</sup>  
Skagit Co. Treasurer  
By HTB Deputy

State of Arizona }  
County of Maricopa } SS:

I certify that I know or have satisfactory evidence that J. Colleen Gubrud Gunderson the person(s) who appeared before me, and said person(s) acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 05/06/2015

Troye Jambor  
Notary Public in and for the State of Arizona  
Residing at: Bank of America  
My appointment expires: 10/11/2018



## EXHIBIT A

### DESCRIPTION:

#### PARCEL "A":

That portion of Lot 4, Short Plat No. 92-035, approved August 30, 1993 and recorded August 30, 1993, in Volume 10 of Short Plats, pages 228 and 229, under Auditor's File No. 9308300102, being a portion of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 34 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, Short Plat No. 92-035;  
thence South  $89^{\circ}42'56''$  East 114.29 feet along the South line thereof (also being the North right-of-way margin of Swan Road);  
thence North  $0^{\circ}17'04''$  East 30.84 feet to a point of curvature;  
thence along the arc of said curve to the right having a radius of 230.00 feet, through a central angle of  $15^{\circ}30'54''$  an arc distance of 62.28 feet to a point of reverse curvature;  
thence along the arc of said curve to the left having a radius of 170.00 feet, through a central angle of  $36^{\circ}25'17''$ , an arc distance of 108.07 feet to a point of reverse curvature;  
thence along the arc of said curve to the right having a radius of 230.00 feet, through a central angle of  $24^{\circ}19'29''$ , an arc distance of 97.65 feet to a point on a non-tangent curve;  
thence along the arc of said curve, concave to the East, with a radial bearing from the center of said curve of South  $45^{\circ}44'11''$  West, a radius of 50.00 feet, through a central angle of  $86^{\circ}47'11''$ , an arc distance of 75.74 feet;  
thence leaving said curve North  $39^{\circ}10'43''$  West 160.15 feet to the West line of said Lot 4, Short Plat No. 92-035;  
thence South  $0^{\circ}15'25''$  West 486.62 feet along said West line of Lot 4, Short Plat No. 92-035 to the point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities for the mutual benefit of present and future owners in Lot 4, Short Plat No. 92-035 being more particularly described as follows:

Beginning at the Southwest corner of said Lot 4, Short Plat No. 92-035;  
thence South  $89^{\circ}42'56''$  East 114.29 feet along the South line thereof (also being the North right-of-way margin of Swan Road) to the true point of beginning;  
thence North  $0^{\circ}17'04''$  East 30.84 feet to a point of curvature;  
thence along the arc of said curve to the right having a radius of 230.00 feet through a central angle of  $15^{\circ}30'54''$ , an arc distance of 62.28 feet to a point of reverse curvature;  
thence along the arc of said curve to the left having a radius of 170.00 feet, through a central angle of  $36^{\circ}25'17''$ , an arc distance of 108.07 feet to a point of reverse curvature;  
thence along the arc of said curve to the right having a radius of 230.00 feet, through a central angle  $24^{\circ}19'29''$ , an arc distance of 97.65 feet to a point on a non-tangent curve (50' radius cul-de-sac);  
thence along the arc of said curve with a radial bearing from the center of said curve of South  $45^{\circ}14'11''$  West, a radius of 50.00 feet, through a central angle of  $252^{\circ}43'34''$ , an arc distance of 220.55 feet to a point on a non-tangent curve;  
thence along the arc of said curve to the right with a radial bearing from the center of said curve of North  $81^{\circ}10'43''$  East, a radius of 50.00 feet, through a central angle of  $4^{\circ}00'41''$ , an arc distance of 3.50 feet to the Northwest corner of Lot 3 of said Short Plat No. 92-035;  
thence continue along the arc of said curve (also being the West line of said Lot 3, Short Plat No. 92-035) having a radius of 50.00 feet, through a central angle of  $57^{\circ}12'13''$ , an arc distance of 49.92 feet to a point on a non-tangent curve;  
thence along the arc of said curve, concave to the East, with a radial bearing from the center of said curve of South  $82^{\circ}47'00''$  West, a radius of 170.00 feet, through a central angle of  $13^{\circ}24'19''$ , an arc distance of 39.77 feet to a point of reverse curvature;  
thence along the arc of said curve to the right, having a radius of 230.00 feet, through a central angle of  $36^{\circ}25'17''$ , an arc distance of 146.20 feet to a point of reverse curvature;

DESCRIPTION CONTINUED:

PARCEL "A" continued:

thence along the arc of said curve to the left having a radius of 170.00 feet, through a central angle of  $15^{\circ}30'54''$ , an arc distance of 46.03 feet to a point of tangency;  
thence South  $0^{\circ}17'04''$  West 30.84 feet to the Southwest corner of said Lot 3, Short Plat No. 92-035;  
thence North  $89^{\circ}42'56''$  West 60.00 feet along the South line of said Lot 4, Short Plat No. 92-035 (also being the North right-of-way margin of Swan Road) to the true point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

An undivided 1/4th interest in the following described tract:

Tract A of Skagit County Short Plat No. 99-0003, approved October 28, 1999 and recorded November 1, 1999, under Auditor's File No. 199914010122, being a portion of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 9, Township 34 North, Range 4 East, W.M. Said Tract A also appears on said Short Plat as Swan Court (Private).

Situate in the County of Skagit, State of Washington.