

UNRECORDED



201509030055

Skagit County Auditor
9/3/2015 Page

1 of 4 11:36AM
\$75.00

When recorded return to:
Coleman Larson
7424 Foster Slough Road
Snohomish, WA 98290

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620024935

CHICAGO TITLE
620024935 STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth J. Kelso and Kristina L. Kelso, husband and wife; and Mary C Kelso, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Coleman Larson, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southwest Quarter of the Northeast Quarter of Section 20, Township 35 North, Range 8 East W.M., described as follows:

Beginning at a point on the North line of the South 175 feet of said subdivision that is 619 feet West of the East line of said subdivision;
Thence North to a point on the North line of said subdivision that is 701 feet East of the Northwest corner of said subdivision;
Thence East along the North line of said subdivision, a distance of 190 feet;
Thence South to a point on the North line of the South 175 feet of said subdivision, that is 190 feet East of the point of beginning;
Thence West along the North line of the South 175 feet of said subdivision, a distance of 190 feet to the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P44075 / 350820-1-003-0101,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 3559

SEP 03 2015

Amount Paid \$ 289.84
Skagit Co. Treasurer
By *man* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 31, 2015

Kenneth J. Kelso
Kenneth J. Kelso

Kristina L. Kelso
Kristina L. Kelso

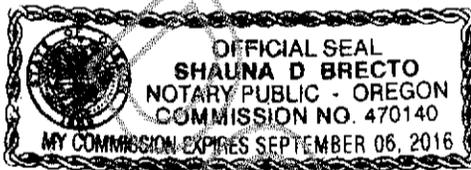
Mary C Kelso

State of Oregon
County of Polk

I certify that I know or have satisfactory evidence that
Kenneth J. Kelso and Kristina L. Kelso
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: September 1, 2015

Shauna D. Brecto
Name Shauna D. Brecto
Notary Public in and for the State of Oregon
Residing at: Salem, Oregon
My appointment expires: 9.6.16



STATUTORY WARRANTY DEED
(continued)

Dated: August 31, 2015

Kenneth J. Kelso

Kristina L. Kelso

Mary C Kelso

Mary C Kelso

State of WA

County of Snohomish

I certify that I know or have satisfactory evidence that
Mary C Kelso
_____ is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 9-1-15



Cassandra M Mitchell
Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: MT Vernon
My appointment expires: 3-10-17

EXHIBIT "A"
Exceptions

1. Reservation of roadway easement in favor of adjoining property owners as reserved in document

Recording Date: October 2, 1972
Recording No.: 775304

The exact width and location of said road not being disclosed on the record.

2. Any question which may arise regarding the boundaries of the subject property by reason of the fact that the original conveyance of the subject property contains an ambiguous legal description.
3. As to any portion of said land now, formerly or in the future covered by water: Questions or adverse claims related to (1) lateral boundaries of any tidelands or shorelands; (2) shifting in course, boundary or location of the body of water; (3) rights of the State of Washington if the body of water is or was navigable; and (4) public regulatory and recreational rights (including powers of the USA) or private riparian rights which limit or prohibit use of the land or water.
4. City, county or local improvement district assessments, if any.

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.