



201510010075

\$74.00

Skagit County Auditor

10/1/2015 Page

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3 1:53PM

When recorded return to:

Cheryl L. Abbott Nelson and Timothy L. Nelson
5675 Capbell Lake Road
Anacortes, WA 98221

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620023462

CHICAGO TITLE**620023462****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Sandra S. Everest, Personal Representative of the Estate of Mildred F. Everest, deceased, in accordance with Probate Case No. 12-4-00253-3, filed in the Superior Court of the State of Washington for Skagit County

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

in hand paid, conveys, and warrants to Cheryl L. Abbott Nelson and Timothy L. Nelson, a married couple

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

That portion of Government Lot 4, Section 12, Township 34 North, Range 1 East W.M., and portion of Lot 2, SKAGIT COUNTY SHORT PLAT NO. 93-060, as more fully described in Exhibit "A" which is attached hereto and made a part hereof.

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

Tax Parcel Number(s): P19244 / 340112-0-026-0005,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620023462, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: September 28, 2015

Estate of Mildred F. Everest, deceased

Sandra S. Everest

Sandra S. Everest, Personal Representative

SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2015 4625

OCT 01 2015

Amount Paid \$4,722.⁰⁰

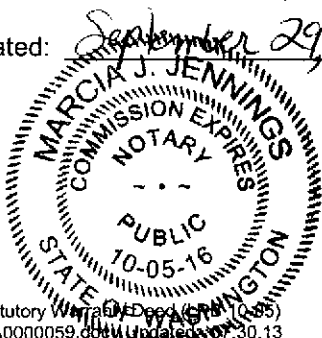
Skagit Co. Treasurer

By mem Deputy

STATE of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Sandra S. Everest

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Personal Representative of Estate of Mildred F. Everest to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: September 29, 2015

Name: Marcia J. Jennings
Notary Public in and for the State of: Washington
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016

SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: January 18, 1994
Recording No.: 9401180147
Matters shown: Possible encroachment of an existing well onto property adjacent to the North by an undisclosed amount
2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on SKAGIT COUNTY SHORT PLAT NO. 93-060:

Recording No: 9401180147
3. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: January 31, 2008
Recording No.: 200801310154 being a re-recording of 200801220144
Affects: Said premises and other property
4. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: April 17, 2008
Recording No.: 200804170066
Matters shown: Fenceline along the Northerly boundary of said premises
5. Boundary Line Adjustment Quit Claim Deed including the terms, covenants and provisions thereof

Recording Date: August 28, 2015
Recording No.: 201508280122
6. City, county or local improvement district assessments, if any.
7. 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.

EXHIBIT "A"

Order No.: 620023462

For APN/Parcel ID(s): P19244 / 340112-0-026-0005

That portion of Government Lot 4 in Section 12, Township 34 North, Range 1 East W.M., described as follows:

Commencing on the South line of the County Road as it existed on April 19, 1933 at a point 40 rods West of the East line of said Government Lot 4;
Thence North 200 feet;
Thence East 200 feet;
Thence South 200 feet;
Thence West 200 feet to the POINT OF BEGINNING;

TOGETHER WITH the following described parcel:

Beginning at a point 460 feet West and 790 feet South of the Northeast corner of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., which point is the Southeast corner of the main body of Lot 2 of SKAGIT COUNTY SHORT PLAT NO. 93-060, as recorded in Volume 11 of Short Plats, page 54, under Auditor's File No. 9401180147, records of Skagit County, Washington;
Thence North 86 degrees 55'50" West along the South line of the main body of said Lot 2, a distance of 195 feet, more or less, to an existing fence; Thence North 0 degrees 24'26" East along said fence, a distance of 54.22 feet; Thence South 87 degrees 44'46" East, a distance of 194.89 feet to a point on the East line of said main body of Lot 2 which is 57.00 feet from the Southeast corner thereof; Thence South 0 degrees 24'26" West along said East line, a distance of 57.00 feet to the point of beginning of this description.

EXCEPT that portion, if any, within the West 660 feet of said Government Lot 4;

AND EXCEPT County road;

AND ALSO EXCEPT that portion conveyed to Skagit County by Deed filed under Auditor's File No. 507474, records of Skagit County, Washington.

AND ALSO EXCEPT that portion, if any, lying South of the county road.

Situated in Skagit County, Washington.