

When recorded return to:

DeVries Investments  
16942 Calhoun Rd.  
Mount Vernon, WA 98273



Skagit County Auditor \$74.00  
10/23/2015 Page 1 of 2 11:21AM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 153645-OE

Grantor: The Estate of Marguerite M. Johnson  
Grantee: DeVries Investments, a Washington Partnership

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTOR GRACE M. ARNOLD, as Personal Representative of the Estate of Marguerite M. Johnson, deceased, Skagit County Superior Court Probate Cause No. 15-4-00084-5 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION, as part of an IRS 1031 Tax Deferred Exchange in hand paid, conveys and warrants to DEVRIES INVESTMENTS, a Washington Partnership the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE 1/4 Of SE 1/4, 24-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340324-4-003-0300, P113822

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. 153645-OE.

Dated October 16, 2015

The Estate of Marguerite Johnson, deceased, Skagit County Superior Court Probate Cause No. 15-4-00084-5

Grace M Arnold  
By: Grace Arnold, Personal Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 23 2015

Amount Paid \$ 856.82  
By NA Skagit Co. Treasurer Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Grace Arnold signed this instrument, on oath stated that She is authorized to execute the instrument and acknowledged it as the Personal Representative of The Estate of Marguerite Johnson, deceased, Skagit County Superior Court Probate Cause No. 15-4-00084-5 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: October 22nd 2015



Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: September 11, 2018

Exhibit "A."

A tract of land on the West side of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 24, Township 34 North, Range 3 East, W.M., being 23 rods wide and 80 rods long, containing eleven acres, more or less.

EXCEPT that portion described as follows:

The East 180 feet of the North 238 feet of that portion of the West 379.5 feet of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , lying South of McLean Road (EXCEPT that portion of said premises, if any, lying within the East 940.5 feet of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ).

ALSO, EXCEPT that portion described as follows:

Beginning at the Northwest corner of the East 180 feet of the North 238 feet of that portion of the West 379.5 feet of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , lying South of McLean Road, said point also being the Northwest corner of a tract conveyed to Edwin H. Walker, et ux, by deed recorded July 28, 1978, under Auditor's File No. 884419; thence South  $00^{\circ}35'31''$  East, along the West line of said Walker Tract, a distance of 238.08 feet to the Southwest corner thereof; thence South  $89^{\circ}07'00''$  East, along the South line of said Walker Tract, a distance of 158.62 feet, to a point hereinafter referred to as Point "A"; thence South, parallel with and distant 940.5 feet West of the East line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  to a point due West of a point that is South  $89^{\circ}07'00''$  East 21.44 feet and South  $00^{\circ}35'31''$  East 145.69 feet of the aforementioned Point "A", said point being hereinafter referred to as Point "B"; thence East to said Point "B"; thence South  $00^{\circ}35'31''$  East a distance of 260.22 feet; thence North  $89^{\circ}07'00''$  West a distance of 379.57 feet, more or less, to the West line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence North  $00^{\circ}35'31''$  West, along said West line, a distance of 644 feet, more or less, to the South line of McLean Road; thence South  $89^{\circ}07'00''$  East, along the South line of McLean Road, a distance of 199.57 feet, more or less, to the point of beginning.

ALSO, EXCEPT the following described tract:

Beginning at the Southeast corner of the East 180 feet of the North 238 feet of that portion of the West 379.5 feet of the said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , lying South of the McLean Road (EXCEPT that portion of said premises, if any, lying within the East 940.5 feet of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ); thence South  $89^{\circ}07'00''$  East a distance of 21.44 feet; thence South  $00^{\circ}35'31''$  East a distance of 145.69 feet; thence West to a point 940.5 feet West of the East line of said Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; thence Northerly to the point of beginning.

Situate in the County of Skagit, State of Washington.