

When recorded return to:

Mr. and Mrs. Mark R. Erickson
16061 La Conner-Whitney Road
La Conner, WA 98257



201510260056

Skagit County Auditor \$75.00
10/26/2015 Page 1 of 3 11:02AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 153714-OE

Grantor: Steven C. Erickson
Grantee: Mark R. Erickson and Kelly J. Peth

Statutory Warranty Deed

Land Title and Escrow

THE GRANTOR STEVEN C. ERICKSON, as his separate property (married) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARK R. ERICKSON and KELLY J. PETH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

****NOT GRANTOR'S PRIMARY RESIDENCE****

Abbreviated Legal: Ptn SW 1/4 Of NE 1/4 & Ptn SE 1/4 Of NW 1/4, 22-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340322-2-012-0102, P22302, 340322-2-010-0005, P22299, 340322-2-011-0004, P22300, 340322-1-006-0003, P22276

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. 153714-OE.

Dated October 26, 2015
Steven C. Erickson
Steven C. Erickson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 4372
OCT 26 2015

Amount Paid \$ 7,356.⁴⁰
Skagit Co. Treasurer
By Mae Deputy

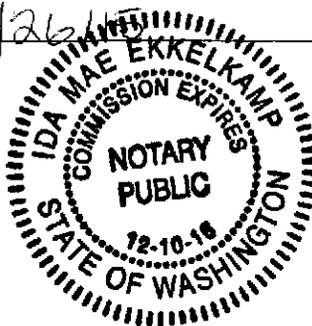
STATE OF Washington }
COUNTY OF Skagit } SS:

KP
MRE

I certify that I know or have satisfactory evidence that Steven C. Erickson

the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/26/15



Ida Mae Ekkelkamp

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/10/2016

Schedule "A-1"
DESCRIPTION:

153714-OE

PARCEL "A":

The West 290.5 feet of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 East, W.M.,

EXCEPT that portion of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$, described as follows:

Beginning at a point on the North line of the McLean County Road, as it existed on March 8, 1989, which is 290.5 feet East of the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North a distance of 270.0 feet;
thence West a distance of 300.0 feet;
thence South a distance of 270.0 feet to the North line of said McLean County Road;
thence East along the North line of said McLean County Road, to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 34 North, Range 3 East, W.M.;

EXCEPT that portion lying within the West 290.5 feet of said East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$,

EXCEPT that portion within the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, described as follows:

Beginning at a point on the North line of the McLean County Road, as it existed on March 8, 1989, which is 209.5 feet East of the West line of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence North a distance of 270.0 feet;
thence West a distance of 300.0 feet;
thence South a distance of 270.0 feet to the North line of said McLean County Road;
thence East along the North line of said McLean County Road, to the point of beginning.

ALSO EXCEPT ditch and road rights of way.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

The West 290.5 feet of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 22, Township 35 North, Range 3 East, W.M., EXCEPT road, dike and drainage ditch right of way, situate in the County of Skagit, State of Washington.

Situate in the County of Skagit, State of Washington.

-continued-

DESCRIPTION CONTINUED:

PARCEL "D":

The East 14 acres of the West ½ of the Southeast ¼ of the Northwest ¼ of Section 22, Township 34 North, Range 3 East, W.M., EXCEPT the following described parcel:

Beginning at a point on the South line of said subdivision, which point bears North 89°24'00" East, a distance of 174.75 feet from the Southwest corner of said West ½ of the Southeast ¼ of the Northwest ¼;

thence North 0°10'59" East along a line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 570.00 feet to the true point of beginning of this property description;

thence North 8°24'00" East, a distance of 115.00 feet;

thence South 0°10'00" West, a distance of 230.5 feet;

thence South 89°24' West a distance of 115.00 feet;

thence North 0°10'59" East along said parallel line, a distance of 230.5 feet to the true point of beginning of this property description,

AND EXCEPT the following described parcel:

Beginning at a point on the South line of said subdivision, which point bears North 89°24'00" East, a distance of 174.75 feet from the Southwest corner of said West ½ of the Southeast ¼ of the Northwest ¼;

thence North 0°10'59" East along a line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 570.00 feet to the true point of beginning of this property description;

thence continuing North 0°10'59" East along said line which is parallel to and 174.75 feet East of the West line of said subdivision, a distance of 167.00 feet;

thence North 89°24'00" East, a distance of 115.00 feet;

thence South 0°10'00" West, a distance of 167.00 feet;

thence South 89°24' West, a distance of 115.00 feet to the true point of beginning of this property description,

AND ALSO EXCEPT that County Road known as McLean Road along the South line thereof.

Situate in the County of Skagit, State of Washington.