

When recorded return to:

DAVID STEWART
JOYCE M. STEWART
454 TARTE ROAD
FRIDAY HARBOR, WA 98250



Skagit County Auditor
11/4/2015 Page

\$75.00
1 of 3 3:22PM

STATUTORY WARRANTY DEED

Land Title and Escrow

151135-OE

THE GRANTOR, DEAN K. WADSWORTH, as his separate property, for and in consideration of \$10.00 and other valuable consideration, in hand paid, conveys, and warrants to DAVID STEWART and JOYCE M. STEWART, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

That property legally described on the attached Schedule A-1; subject to encumbrances A through E, Schedule B-1, and A through H, Schedule B-2, Land Title Co. Commitment No. 151135-OE

Abbreviated Legal: Ptn SW 7-35-5 E W.M.

TOGETHER WITH THAT CERTAIN 1983 CHAMPION TAMARACK SN 1638133799
MANUFACTURED HOME

Tax Parcel Number(s): 350507-3-001-0000/P38638; 350507-0-028-0005/P38614; 350507-0-023-0000/P38609; 350507-3-005-0006/P38651; 350507-3-002-0600/P117539

Dated: November 4th, 2015.

Dean K. Wadsworth
Dean K. Wadsworth

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154539
NOV 04 2015

Amount Paid \$ 1861.86
Skagit Co. Treasurer
By Mdm Deputy

STATE OF WASHINGTON)
COUNTY OF SKAGIT)

ss.

I certify that I know or have satisfactory evidence DEAN K. WADSWORTH is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: November 4th 2015.



Karen Ashley
Notary name printed or typed: Karen Ashley
Notary Public in and for the State of Washington,
Residing at Sedro-Woolley
My appointment expires: 9-11-2018

Schedule "A-1" 151135-OE

DESCRIPTION:

PARCEL "A":

That portion of the South 22 acres of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 5 East, W.M., lying East of the county road which follows the line of the abandoned railway right of way, EXCEPT roads AND EXCEPT the following described tract:
Beginning at the intersection of the North line of the South 22 acres of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the county road;
thence East along said North line 200 feet;
thence Southerly and parallel with the East line of said subdivision 150 feet, more or less, to the Northerly line of the county road;
thence Northwesterly along the Northerly line of said county road to the point of beginning.

PARCEL "B":

That portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 7, Township 35 North, Range 5 East, W.M., described as follows:
Beginning at the intersection of the North line of the South 22 acres of said Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the county road;
thence East along said North line 200 feet;
thence Southerly and parallel with the East line of said subdivision 150 feet, more or less, to the Northerly line of the county road;
thence Northwesterly along the Northerly line of said county road to the point of beginning.

PARCEL "C":

All that portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 7, Township 35 North, Range 5 East, W.M., EXCEPT the South 22 acres thereof lying Easterly of a line 15 feet West of and parallel to the Westerly boundary of the right of way, as granted to the United States of America, by instrument dated August 29, 1946 and recorded June 17, 1949, in Volume 234 of Deeds, page 460, under Auditor's File No. 432617, excepting there from road and railway rights of way.

PARCEL "D":

That portion of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 7, Township 35 North, Range 5 East, W.M., lying Westerly of the Easterly line of the right of way as granted to the United States of America, by instrument dated May 10, 1946 and recorded May 15, 1946, under Auditor's File No. 391878, and Easterly of the county road, excepting therefrom road and railway rights of way.

PARCEL "E":

THE South 15 feet of Lots 3 and 4, Short Plat No. 96-031, approved September 8, 1999, recorded September 9, 1999 under Auditor's File No. 199909090091, and being a portion of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and of Government Lot 3 of Section 7, Township 35 North, Range 5 East, W.M., as awarded to Dean K. Wadsworth in that Judgment filed October 25, 2000 under Quiet Title Cause No. 99-2-01070-4.

All situate in County of Skagit, State of Washington.