

When recorded return to:

Russell D. Miller  
23243 State Route 9  
Mount Vernon, WA 98274



201601130044

Skagit County Auditor \$74.00  
1/13/2016 Page 1 of 2 2:30PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 153781-OE

Grantor: Estate of Glenn W. Kensmoe, deceased, Skagit County Superior Court Probate Cause No. 15-4-00451-4

Grantee: Russell D. Miller and Kathleen A. Miller, as Trustees of the Miller Family Trust, dated February 15, 2008

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTOR RITA E. KENSMOE MALLICK and SHEILA B. KENSMOE NORTON, as Co-Personal Representatives of the estate of GLENN W. KENSMOE, deceased, Skagit County Superior Court Probate Cause No. 15-4-00451-4 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RUSSELL D. MILLER and KATHLEEN A. MILLER, as Trustees of the MILLER FAMILY TRUST, dated February 15, 2008 the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot 19, Bergman's Lake McMurray & Ptn GL 1, 31-33-5 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 3861-000-019-0001, P61951, 330531-0-009-0018, P18353

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. 153781-OE.

Dated January 5, 2016

Estate of Glenn W. Kensmoe, deceased, Skagit County Superior Court Probate Cause No. 15-4-00451-4

By: Rita E. Kensmoe Mallick PR  
Representative

By: Sheila B. Kensmoe Norton PR  
Representative

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016/07  
JAN 13 2016

Amount Paid \$ 8593.<sup>50</sup>  
Skagit Co. Treasurer  
By mm Deputy

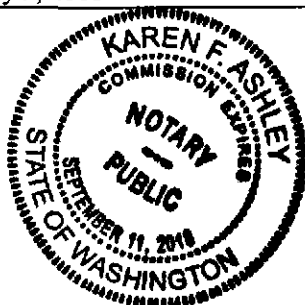
STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Rita E. Kensmoe Mallick and Sheila B. Kensmoe Norton signed this instrument, on oath stated that they

authorized to execute the instrument and acknowledged it as the Co-Personal Representatives

of The Estate of Glenn W. Kensmoe, deceased, Skagit County Superior Court Probate Cause No. 15-4-00451-4 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: January 9, 2016



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

EXHIBIT "A"

TRACT 19, "ASSESSOR'S PLAT OF BERGMAN'S LAKE McMURRAY TRACTS", as per plat recorded in Volume 8 of Plats, page 89, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Government Lot 1 in Section 31, Township 33 North, Range 5 East W.M., (being also a portion of Tract Lx as annotated on that record of survey filed at page 66, in Volume 3 of Surveys, and recorded under Auditor's File No. 8009230032, records of Skagit County, Washington), lying Northerly of the abandoned Northern Pacific Railway Company right of way; Northerly and Easterly of Tract Mx as annotated on that Record of Survey described hereinabove; and lying Westerly of the following:

Beginning at a point on the North line of said subdivision which bears North 89°30'10" West, a distance of 1340.57 feet from the Northeast corner of said Government Lot 1;  
thence South 46°32'55" East, a distance of 160.99 feet;  
thence South 11°45'14" West, a distance of 102.04 feet to a point on the abandoned North right of way line of the Northern Pacific Railway Company, and which point is the terminal point of this described line.

TOGETHER WITH a non-exclusive easement for ingress, egress and utility purposes over, across, under and through the Westerly 60 feet of Tract "A" and Short Plat No. 106-80, being a portion of Government Lot 1, Section 31, Township 33 North, Range 5 East W.M., approved January 9, 1981 and recorded January 13, 1981, under Auditor's File No. 8101130005, in Volume 5 of Short Plats, at pages 22 and 23, records of Skagit County, Washington.

ALSO, TOGETHER WITH an easement for ingress, egress and utility purposes over, across, under and through the Westerly 60 feet of that portion of the Burlington Northern Railroad Company right of way as conveyed by Deeds recorded under Auditor's File Nos. 8708250061 and 8708250062, records of Skagit County, Washington, lying Northerly of and Easterly of the Westerly line extended of the following described property:

Tract "A" of Short Plat No. 106-80, being a portion of Government Lot 1, Section 31, Township 33 North, Range 5 East W.M., approved January 9, 1981 and recorded January 13, 1981, under Auditor's File No. 8101130005, in Volume 5 of Short Plats, pages 22 and 23, records of Skagit County, Washington.

AND ALSO TOGETHER WITH that portion of the below described Parcels "D" and "E" lying Southerly and Westerly of the following described line:

Beginning at a point on the North line of Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M., which bears North 89°30'10" West a distance of 1,340.57 feet from the Northeast corner of said Government Lot 1, Section 31, Township 33 North, Range 5 East, W.M.;  
thence South 67°56'31" East for a distance of 290.54 feet;  
thence South 6°14'50" East for a distance of 132.88 feet, more or less, to a point on the centerline of the former Burlington Northern Railroad right of way and being the terminus of said described line.

Situate in the County of Skagit, State of Washington.