



201602160081

Skagit County Auditor \$75.00  
2/16/2016 Page 1 of 3 12:44PM

When recorded return to:  
Mr. and Mrs. Erik E. Westlund  
17093 Zoya Drive  
Mt. Vernon, WA 98274



201102150257  
Skagit County Auditor

2/15/2011 Page 1 of 2 3:11PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 138636-OAE

32

Grantor: John M. Kidder  
Grantee: Erik E. Westlund and Renee L. Westlund  
Tax Parcel Number(s): P19493/340115-1-003-0007  
Abbreviated Legal: Ptn NW ¼ of NE ¼, 15-34-1 E W.M.

\*\*\*BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION\*\*\*

LAND TITLE OF SKAGIT COUNTY

138636-OAE

Statutory Warranty Deed

Land Title and Escrow

THE GRANTOR(S) JOHN M. KIDDER, AN UNMARRIED MAN AS HIS SEPARATE PROPERTY for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERIK E. WESTLUND AND RENEE L. WESTLUND, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

FOR LEGAL DESCRIPTION, SEE ATTACHED EXHIBIT "A", ATTACHED HERETO, AND BY THIS REFERENCE MADE A PART HEREOF.

The South 165 feet of the East 264 feet of the Northwest ¼ of the Northeast ¼ of Section 15, Township 34 North, Range 1 East, W.M..

TOGETHER WITH a non-exclusive easement for ingress and egress over, under, across and through that portion of the South ½ of the Northeast ¼ of said Section 15 described as follows:

Beginning at the intersection of the North line of said South ½ of the Northeast ¼ with the Westerly line of Rosario Road;  
thence Southerly, along said Westerly line, a distance of 20 feet;  
thence Northwesterly to a point on the North line of said South ½ of the Northeast ¼ that is 25 feet West of the point of beginning;  
thence East, along said North line, to the point of beginning.

Situate in the County of Skagit, State of Washington.

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. 138636-OAE.

Dated February 7, 2011

John M. Kidder  
John M. Kidder

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

431  
FEB 15 2011

Amount Paid \$ 5098.00  
By MAM Skagit Co. Treasurer Deputy

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2016458

FEB 16 2016


Amount Paid \$ 50  
By MAM Skagit Co. Treasurer Deputy

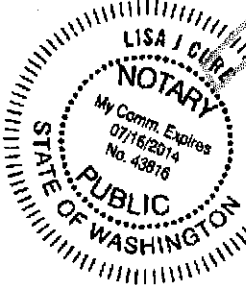
STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that John M. Kidder

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: 2/9/11

  
\_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at Bow, Burlington  
My appointment expires: 7-14-14



STATE OF WASHINGTON } SS  
COUNTY OF SKAGIT }

I, Auditor of Skagit County, State of Washington, do hereby  
certify that the foregoing instrument is a true and correct copy  
of the original now on file in my office.

IN WITNESS WHEREOF, I hereunto set my hand and seal of  
my office the 14 day of February 2011  
\_\_\_\_\_  
Auditor  
\_\_\_\_\_  
Deputy



201102150257  
Skagit County Auditor

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

PARCEL "A":

The South 165 feet of the East 264 feet of the Northwest ¼ of the Northeast ¼ of Section 15, Township 34 North, Range 1 East, W.M.

TOGETHER WITH a non-exclusive easement for ingress and egress over, under, across and through that portion of the South ½ of the Northeast ¼ of said Section 15 described as follows:

Beginning at the intersection of the North line of said South ½ of the Northeast ¼ with the Westerly line of Rosario Road;  
thence Southerly, along said Westerly line, a distance of 30 feet;  
thence Northwesterly to a point on the North line of said South ½ of the Northeast ¼ that is 25 feet West of the point of beginning;  
thence East, along said North line, to the point of beginning.

ALSO TOGETHER WITH a non-exclusive easement for ingress, egress and utilities as fully set forth in document recorded June 7, 1985, under Auditor's File No. 8506070063; being a correction of Document recorded May 24, 1985, under Auditor's File No. 8505240044.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

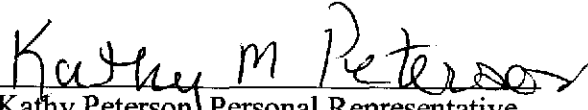
A tract of land in the Northeast ¼ of the Northeast ¼ of Section 15, Township 34 North, Range 1 East, W.M., described as follows:

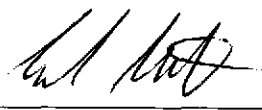
Beginning at the Southwest corner of said subdivision;  
thence North along the West line of said subdivision 165.0 feet;  
thence South 88°58'40" East parallel to the South line of said subdivision, 41.5 feet to the West right of way line of the lateral highway County Road #4;  
thence South along the said West right of way line of said County road to the South line of said subdivision;  
thence North 88°58'40" West along the South line of said subdivision, 19.3 feet to the point of beginning,

EXCEPT that portion deeded to Skagit County for road purposes by Deed recorded February 8, 1971, under Auditor's File No. 748556.

Situate in the County of Skagit, State of Washington.

**LEGAL DESCRIPTION ACCEPTED AND APPROVED:**

  
Kathy Peterson, Personal Representative  
of the Estate of John M. Kidder, deceased

  
Erik E. Westlund

  
Renee L. Westlund