

When recorded return to:

Mr. and Mrs. Mark J. Evans
18478 Packard Lane
Burlington, WA 98233



201602260004

Skagit County Auditor \$75.00
2/26/2016 Page 1 of 3 8:49AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 155441-OE ✓

Grantor: Paul D. Evans and Connie Evans
Grantee: Mark J. Evans and Susan M. Evans

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR PAUL D. EVANS and CONNIE B. EVANS, also shown on record as PAUL EVANS and CONNIE EVANS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MARK J. EVANS and SUSAN M. EVANS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SE 1/4 Of NW 1/4, 30-35-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350430-2-005-0000, P38115, 350430-0-014-0003, P38098

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. 153441-OE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Tax Parcel Number(s): 350430-2-005-0000, P38115, 350436-0-014-0003, P38098

Dated February 23, 2016

Paul D. Evans
Paul D. Evans

Connie Evans
Connie Evans

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016569
FEB 26 2016

Amount Paid \$ 3209.⁰⁰
Skagit Co. Treasurer
By M. M. M. Deputy

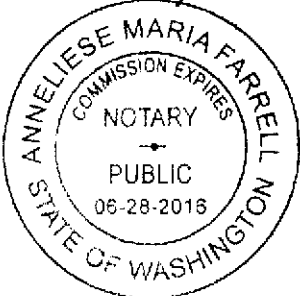
STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Paul D. Evans and Connie Evans

the person who appeared before me, and said person acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/23/2016

Anneliese Maria Farrell



Notary Public in and for the State of Washington
Residing at La Crosse
My appointment expires: 6/28/16

DESCRIPTION:

PARCEL "A"

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ in Section 30, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of state highway, known as Pacific Highway as conveyed to the State of Washington by Deed dated April 6, 1921, and recorded April 26, 1921, under Auditor's File No. 149369, in Volume 122 of Deeds, page 22, at a point 348.8 feet North of the South line of said subdivision, said point being the Northwest corner of a tract of land conveyed to Paul B. Jordan et ux by Deed dated January 19, 1945, recorded February 3, 1945, under Auditor's File No. 377826; thence Southeasterly along said Pacific Highway 50 feet to the true point of beginning; thence continue Southeasterly along said highway 240.1 feet; thence Northeasterly at right angles to the Northeasterly line of said Pacific Highway a distance of 110 feet; thence Southeasterly parallel to the East line of said Pacific Highway a distance of 100 feet; thence Southwesterly along a line running at right angles to the Northeasterly line of said Pacific Highway, a distance of 110 feet to the Northeasterly line of said highway; thence Southeasterly along the Northeasterly line of said Pacific Highway a distance of 70.8 feet, more or less, to a point 20 feet North of the South line of said subdivision; thence East parallel to the South line of said subdivision 241 feet, more or less, to the East line of the subdivision; thence North along the East line of said subdivision 328.8 feet, more or less, to the North line of said Paul B. Jordan tract; thence West along the North line of said Paul B. Jordan tract to a point North $47^{\circ}05'$ East from the true point of beginning; thence South $47^{\circ}05'$ West to the true point of beginning.

EXCEPT the following described tracts:

- 1.) Beginning at a point 208.8 feet North and 16 feet West of the Southeast corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence West parallel to the South line of said subdivision, 100 feet;
thence North 140 feet;
thence East parallel to the South line of said subdivision 100 feet, more or less, to a point 16 feet West of the East line of said subdivision;
thence South to the point of beginning.
- 2.) Beginning at a point 36 feet North and 16 feet West of the Southeast corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence West parallel to the South line of said subdivision, 100 feet;
thence North 70 feet;
thence East parallel to the South line of said subdivision, to a point 16 feet West of the East line of said subdivision;
thence South 70 feet, more or less, to the point of beginning.

DESCRIPTION CONTINUED:

PARCEL "A" continued:

3.) Beginning at a point 308.8 feet North and 112 feet West of the Southeast corner of said Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence West 50 feet;
thence South 140 feet;
thence East 50 feet;
thence North 140 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point 36 feet North and 16 feet West of the center of said Section 30;
thence West parallel to the East and West centerline of said Section, 100 feet;
thence North 70 feet;
thence East parallel to said East and West centerline, 100 feet;
thence South to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B-1":

A non-exclusive easement for ingress, egress and utilities over and across the East 16 feet of the South 348.8 feet of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 30, Township 35 North, Range 4 East, W.M.,

EXCEPT the South 20 feet thereof.

Situate in the County of Skagit, State of Washington.