

When recorded return to:  
Matt R. Kononen and Tawnya D. Kononen  
28706 South Skagit Highway  
Sedro Woolley, WA 98284



201605270168

Skagit County Auditor \$76.00  
5/27/2016 Page 1 of 4 3:48PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620027190

CHICAGO TITLE  
620027190 **STATUTORY WARRANTY DEED**

THE GRANTOR(S) John Allen, an unmarried man  
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration  
in hand paid, conveys, and warrants to Matt R. Kononen and Tawnya D. Kononen,  
a married couple

the following described real estate, situated in the County of SKAGIT, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN NE NE AND NW NE, 35-35-05 Tax/Map ID(s):

Tax Parcel Number(s): P40690 / 350535-1-005-0105, P40688 / 350535-1-004-0007,

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 13, 2016

John Allen

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 2150  
MAY 27 2016

Amount Paid \$ 6840.20  
Skagit Co. Treasurer  
By Deputy

STATUTORY WARRANTY DEED

(continued)

State of CA  
County of Del Norte

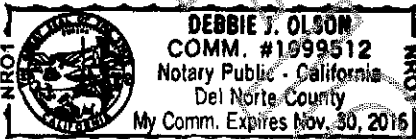
I certify that I know or have satisfactory evidence that

John W. Allen  
(s) are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-24-2016

*Debbie J. Olson*

Name: Debbie J. Olson  
Notary Public in and for the State of CA  
Residing at: Crescent City, CA  
My appointment expires: 11-30-2016



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P40690 / 350535-1-005-0105 and P40688 / 350535-1-004-0007**

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**PARCEL A:**

That portion of the North Half of the Northeast Quarter of Section 35, Township 35 North, Range 5 East, W.M., lying Southerly of the County Road known as South Skagit Highway, described as follows:

Beginning at the intersection of the North line of Section 35 and the West line extended North, of that certain tract of land conveyed to Eddie Savage and Viola M. Savage, husband and wife, by deed recorded September 2, 1970, under Auditor's File No. 743119, the point of beginning;  
Thence West along the North line of Section 35 to the centerline of the former Puget Sound & Cascade Railway right of way;  
Thence Easterly along the centerline of said railway right of way 300 feet, more or less to the West line of the aforementioned Savage tract;  
Thence North along the West line of the aforementioned Savage tract to the point of beginning.

Situated in Skagit County, Washington.

**PARCEL B:**

That portion of the North Half of the Northeast Quarter of Section 35, Township 35 North, Range 5 East, W.M., lying Southerly of the County Road known as South Skagit Highway, described as follows:

Beginning at a point on the North line of Section 35, 300 feet West of the intersection of the North line of Section 35 and the West line extended North, of that certain tract of land conveyed to Eddie Savage and Viola M. Savage, husband and wife, by deed recorded September 2, 1970, under Auditor's File No. 743119, the point of beginning;  
Thence South parallel to the East line of Section 35 to the centerline of the former Puget Sound & Cascade Railway right of way;  
Thence Westerly along the centerline of said railway right of way to a point 300 feet West, as measured at right angles, to the East line of the tract herein described;  
Thence parallel to the East line of Section 35 to the North line of Section 35;  
Thence East along the North line of Section 35 to the point of beginning.

Situated in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

1. Lot Certification Application including the terms, covenants and provisions thereof

Recording Date: March 10, 1998  
Recording No.: 9803100121  
Affects: Parcel A

2. Lot of Record Certification including the terms, covenants and provisions thereof

Recording Date: May 16, 2006  
Recording No.: 200605160087  
Affects: Parcel A

3. City, county or local improvement district assessments, if any.