



201608090067

Skagit County Auditor

\$76.00

8/9/2016 Page

1 of

4 3:26PM

When recorded return to:
Rudy Swirtz and Christine Swirtz
20909 Starbird Road
Mount Vernon, WA 98274

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028109

CHICAGO TITLE 620028109

STATUTORY WARRANTY DEED

THE GRANTOR(S) Dix M. Felker, an unmarried person, as his separate estate for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Rudy Swirtz and Christine Swirtz, 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, 33-33-04 Tax/Map ID(s):

Tax Parcel Number(s): P17688 / 330433-1-004-0002,

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163462
AUG 09 2016

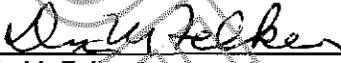
Amount Paid \$7687.00
Skagit Co. Treasurer
By [Signature] Deputy

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: July 29, 2016



Dix M. Felker

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Dix M. Felker 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: 8/8/2016


Name: Jessica Stalder
Notary Public in and for the State of WA
Residing at: Mount Vernon, WA
My appointment expires: 5/29/2019

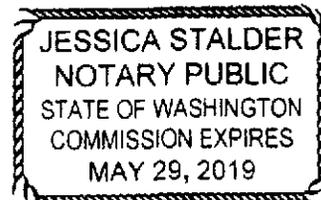


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P17688 / 330433-1-004-0002

The West 485 feet of that portion of the Northeast Quarter of the Northeast Quarter of Section 33, Township 33 North, Range 4 East of the Willamette Meridian, lying Northerly of the county road, running along the South line thereof;

EXCEPT the North 396 feet thereof;

AND EXCEPT that portion of said premises lying West of an existing fenceline as conveyed to Kenneth Wayne Kite and Frances June Kite, husband and wife, on July 2, 1984, under Auditor's File No. 8407020003, records of Skagit County, Washington;

AND ALSO EXCEPT that portion of said premises lying Easterly of that certain fenceline delineated on Skagit County Short Plat No. 97-0052, approved December 19, 1997, and recorded December 22, 1997, in Volume 13 of Short Plats, pages 73 and 74, under Auditor's File No. 9712220118, records of Skagit County, Washington, and conveyed to Ronald K. Dow on March 24, 1998, under Auditor's File No. 9803240060, records of Skagit County, Washington.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Protected Critical Area Site Plan including the terms, covenants and provisions thereof

Recording Date: October 26, 1999
Recording No. 199910260276

2. Any question arising from the fact that the premises are described by reference to impermanent monuments, said monuments being fences.
3. City, county or local improvement district assessments, if any.