



201609230128

Skagit County Auditor

\$78.00

9/23/2016 Page

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6 1:36PM

AFTER RECORDING MAIL TO:

Joseph Topness and Jean Topness
17240 Britt Road
Mount Vernon, WA 98273

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

112184

STATUTORY WARRANTY DEED

File No: 4265-2703076 (AS)

Date: September 21, 2016

Grantor(s): **The Estate of Ethel J. Lind**

Grantee(s): **Joseph Topness and Jean Topness**

Abbreviated Legal: **Section 31, Township 34 North, Range 4 East, W.M. Portions of the South 1/2 of the North 1/2**

Additional Legal on page: **1**

Assessor's Tax Parcel No(s): **P29276, 340431-0-037-0006**

THE GRANTOR(S) The Heirs and Devisees of Ethel J. Lind who was the surviving spouse and heir of Earl Lind, deceased for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Joseph Topness and Jean Topness, a married couple, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

PARCEL "A":

That portion of the Southwest 1/4 of the Northeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section 31; thence East 327.8 feet; thence North to the intersection of the Northerly line of the Britt Slough Road as conveyed to Skagit County by Deed dated July 15, 1959 and recorded August 5, 1959, under Auditor's File No. 583969 and the true point of beginning of this description; thence continue North a distance of 210.0 feet; thence West a distance of 154.0 feet to the Northeast corner of that certain tract conveyed to Earl C. Lind, a single man, by Deed dated June 17, 1968, and recorded June 18, 1968, under Auditor's File No. 714907; thence Southerly along said Easterly line to an intersection with the Northerly line of the said Britt Slough Road; thence Northeasterly along said Northerly line to the point of beginning.

EXCEPT right-of-way for Diking District No. 3 and Drainage District No. 23

EXCEPTING that portion lying Easterly of the following described line:

Beginning at the center of said Section 31; thence North 00°12'15" West 197.34 feet along the West line to said Northeast ¼ of the Northwesterly margin of Britt Road right-of-way as shown on that certain Record of Survey map recorded in Volume 6 of Surveys, page 104, under Auditor's File No. 8508230001, records of Skagit County, Washington; thence North 65°17'45" East 86.36 feet along said Northwesterly margin to a point of curvature in said margin; thence along the arc of said curve to the left having a radius of 1,116.03 feet, through a central angle of 9°56'11", an arc distance of 193.54 feet to the true point of beginning of said line; thence North 29°43'49" West 86.27 feet; thence North 34°16'48" West 67.61 feet; thence North 00°59'58" West 138 feet, more or less, to a point on the North line of that certain tract of land described in Warranty Deed to Earl C. Lind, a single man, dated June 17, 1968, and recorded June 18, 1968, under Auditor's File No. 714907, records of Skagit County, Washington, said point being the terminus of said line:

TOGETHER WITH a mutually beneficial easement established by Auditor's File Nos. 9809160108 and 9809160109 for ingress and egress and utilities being 20 feet in width, the centerline of which is described as follows:

Beginning again at the true point of beginning described above; thence North 29°43'49" West 86.27 feet; thence North 34°16'48" West 82.84 feet to the terminus of said centerline.

PARCEL "B":

That portion of the following described Tract "X" which lies Westerly of a line described as follows:

Beginning at the center of said Section 31; thence North 00°12'15" West 197.34 feet along the West line of said Northeast ¼ of the Northwesterly margin of Britt Road right-of-way as shown on that certain Record of Survey map recorded in Volume 6 of Surveys, page 104, under Auditor's File No. 8508230001, records of Skagit County, Washington; thence North 65°17'45" East 86.36 feet along said Northwesterly margin to a point of curvature in said margin; thence along the arc of said curve to the left having a radius of 1,116.03 feet, through a central angle of 9°56'11", an arc distance of 193.54 feet to the true point of beginning of said line; thence North 29°43'49" West 86.27 feet; thence North 34°16'48" West 67.61 feet; thence North 00°59'58" West 138 feet, more or less, to a point on the North line of that certain tract of land described in Warranty Deed to Earl C. Lind, a single man, dated June 17, 1968, and recorded June 18, 1968, under Auditor's File No. 714907, records of Skagit County, Washington said point being the terminus of said line:

TOGETHER WITH a mutually beneficial easement established by Auditor's File Nos. 9809160108 and 9809160109 for ingress and egress and utilities being 20 feet in width, the centerline of which is described as follows:

Beginning again at the true point of beginning described above; thence North 29°43'49" West 86.27 feet; thence North 34°16'48" West 82.84 feet to the terminus of said centerline.

TRACT "X":

That portion of the Southwest ¼ of the Northeast ¼ and the Southeast ¼ of the Northwest ¼ of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the center of said Section 31; thence East 327.8 feet; thence North to a point that is 210.0 feet North of the North line of the Britt Slough Road as conveyed to Skagit County by deed dated July 15, 1959 and recorded August 5, 1959, under Auditor's File No. 583969; thence West a distance of 154.0 feet to the true point of beginning of this description; thence from said true point of beginning continue West to the East line of the West 11 acres of the East three-fourths of the East ½ of said Southeast ¼ of the Northwest ¼; thence South along said East line to the North line of the Britt Slough Road as conveyed to Skagit County by deed recorded under Auditor's File No. 583969; thence Northeasterly along the North line of said County road right-of-way to a point South of the true point of beginning; thence North to the true point of beginning.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The Estate of Ethel J. Lind

Dennis A Lind
Dennis A Lind, Personal Representative

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Dennis A. Lind**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument, on oath stated that he/she/they is/are authorized to execute the instrument and acknowledged it as the **Personal Representative of The Estate of Ethel J. Lind** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 9-23-16 CA Huseman

Notary Public
State of Washington
C A Huseman
Commission Expires 2/20/2019

Notary Public in and for the State of Washington
Residing at: Arlington WA
My appointment expires: 2-20-19

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164324
SEP 23 2016
Amount Paid \$ 15279.00
Skagit Co. Treasurer
By MG Deputy

