

When recorded return to:

Mr. and Mrs. Andrew J. Vander Veen
21132 Mann Road
Mount Vernon, WA 98273



Skagit County Auditor \$76.00
9/30/2016 Page 1 of 4 2:07PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 155851-SE

Grantor: The Estate of Paul A. Koetje
Grantee: Andrew J. Vander Veen and Julianne Vander Veen

Statutory Warranty Deed

THE GRANTOR MICHELLE KOETJE and LISA NEWMAN, as Co-Personal Representatives of the Estate of Paul A. Koetje, deceased, Skagit County Superior Court Probate Cause No. 16-4-00228-5 (See/Not#/#W)/ for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANDREW J. VANDER VEEN and JULIANNE VANDER VEEN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Gov. Lot 4 In 19-33-4 E.W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330419-0-049-0009, P16891, 330419-0-029-0003, P16866

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. 155851-SE.

Tax Parcel Number(s): 330419-0-049-0009, P16891, 330419-0-029-0003, P16866

Dated 9/28/2016

The Estate of Paul A. Koetje
Michelle Koetje
By: Michelle Koetje, Co-Personal Representative

Lisa Newman
By: Lisa Newman, Co-Personal Representative

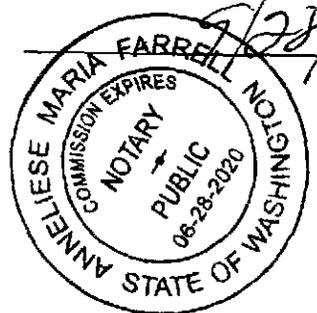
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 4498
SEP 30 2016

STATE OF Washington
County of Skagit } SS:

Amount Paid \$ 9973.00
Skagit Co. Treasurer
By Mam Deputy

I certify that I know or have satisfactory evidence that Michelle Koetje and Lisa Newman signed this instrument, on oath stated that They are authorized to execute the instrument and acknowledged it as the Co-Personal Representatives of The Estate of Paul A. Koetje deceased to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 9/28/2016



Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Grille
My appointment expires: 6/28/2020

DESCRIPTION:

PARCEL "A":

That portion of Government Lot 4, Section 19, Township 33 North, Range 4 East, W.M., described as follows:

Beginning 30 feet West of the Southwest corner of vacated Lot 17, Block 4, "TOWN OF FIR";
thence running West to the Township Line of Township 33 North, Range 3 East, W.M.;
thence North 11 rods and 3 feet;
thence East to the street on the West side of said Block 4 in the "TOWN OF FIR";
thence South to the point of beginning,

EXCEPT that portion thereof, if any, which lies North of a line 280 feet South of a line 17 rods (280 feet) South of the North line of Block 4, "TOWN OF FIR" (said 17 rods being measured along the West line of said Section 19).

ALSO vacated Lots 17 and 18, Block 4, "FIR, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 2 of Plats, page 18, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Lots 15 and 16, Block 4, "FIR, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 2 of Plats, page 18, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

Those portions of Section 19, Township 33 North, Range 4 East, W.M., described as follows:

1. Beginning at a point 915 feet, more or less, East and 99 feet, more or less, South of the Southwest corner of Government Lot 3 in said Section 19, said point being a point 30 feet West of the Northwest corner of vacated Lot 23 in Block 4, "FIR, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 2 of Plats, page 18, records of Skagit County, Washington;
thence East along the North line of said vacated Lot 23 and of vacated Lot 10 in said Block 4, to the West line of First Street in said "FIR, SKAGIT COUNTY, WASH.";
thence South along said West line a distance of 60 feet;
thence West to a point due South of the point of beginning;
thence North to the point of beginning, being vacated Lots 10, 11, 22 and 23, Block 4, in said "FIR, SKAGIT COUNTY, WASH."
2. Beginning at a point 915 feet, more or less, East and 159 feet, more or less, South of the Southwest corner of Government Lot 3 in said Section 19, said point being a point 30 feet West of the Northwest corner of vacated Lot 21 in Block 4, "FIR, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 2 of Plats, page 18, records of Skagit County, Washington;
thence Easterly along the North line of said vacated Lot 21 and of vacated Lot 12 in said Block 4, to the West line of First Street in said "FIR, SKAGIT COUNTY, WASH.";
thence South along said West line a distance of 90 feet;
thence West to a point due South of the point of beginning;
thence North to the point of beginning, being vacated Lots 12, 13, 14, 19, 20 and 21 in Block 4, of said "FIR, SKAGIT COUNTY, WASH."

Situate in the County of Skagit, State of Washington.

PARCEL "D":

That portion of Government Lot 4, Section 19, Township 33 North, Range 4 East, W.M., described as follows:

All those portions of Lots 10 through 16, inclusive, Block 3, "FIR, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 2 of Plats, page 18, records of Skagit County, Washington, lying Westerly of the following described line:

DESCRIPTION CONTINUED:

Beginning at the intersection of the North line of the unnamed street abutting the North line of said Block 3 with the West line of First Street as platted therein, as said point is shown on that certain Record of Survey recorded under Auditor's File No. 200210170040, records of said County and State;
thence South $89^{\circ}08'16''$ East, along said North line, 125.35 feet to the true point of beginning of said described line, said point lying on a curve to the right, the center of which bears South $82^{\circ}33'42''$ West and is 813.01 feet distant, said point lying 35.00 feet West of, as measured at right angles to, the as-constructed center line of the Mann Road;
thence Southerly, following said curve to the right and parallel with said center line, through a central angle of $7^{\circ}56'06''$ for an arc distance of 115.36 feet to the end of said curve;
thence South $00^{\circ}29'48''$ West, parallel with said center line, 184.93 feet to the North line of said Lot 10 and the true point of beginning of said described line;
thence continuing South $00^{\circ}29'48''$ West, parallel with said center line, 50.83 feet to the beginning of a s curve to the left, said curve having a radius of 973.51 feet;
thence Southerly, following said curve to the left and parallel with said center line, through a central angle of $11^{\circ}13'12''$ for an arc distance of 190.64 feet to the South line of the unnamed street abutting the South line of said Block 3 and the end of said described line.

TOGETHER WITH an easement for ingress and egress over and across that portion of Government Lot 4, Section 19, Township 33 North, Range 4 East, W.M., described as follows:

All those portions of the unnamed street abutting the South line of Block 3, "FIR, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 2 of Plats, page 18, records of Skagit County, Washington, and of the South 30.00 feet of said Block 3, lying Easterly of the following described line:

Beginning at the intersection of the North line of the unnamed street abutting the North line of said Block 3 with the West line of First Street as platted therein, said said point is shown on that certain Record of Survey recorded under Auditor's File No. 200210170040, records of said County and State;
thence South $89^{\circ}08'16''$ East, along said North line, 125.35 feet to the true point of beginning of said described line, said point lying on a curve to the right, the center of which bears South $82^{\circ}33'42''$ West and is 813.01 feet distant, said point lying 35.00 feet West of, as measured at right angles to, the as-constructed center line of the Mann Road;
thence Southerly, following said curve to the right and parallel with said center line, through a central angle of $7^{\circ}56'06''$ for an arc distance of 115.36 feet to the end of said curve;
thence South $00^{\circ}29'48''$ West, parallel with said center line, 184.93 feet to the North line of Lot 10 of said Block 3 and the true point of beginning of said described line;
thence continuing South $00^{\circ}29'48''$ West, parallel with said center line, 50.83 feet to the beginning of s curve to the left, said curve having a radius of 973.51 feet;
thence Southerly, following said curve to the left and parallel with said center line, through a central angle of $11^{\circ}13'12''$ for an arc distance of 190.64 feet to the South line of the unnamed street abutting the South line of said Block 3 and the end of said described line.

Situate in the County of Skagit, State of Washington.