

After Recording Return To:

Skagit Law Group, PLLC
P.O. Box 336
Mount Vernon, WA 98273



201610140112

Skagit County Auditor \$77.00
10/14/2016 Page 1 of 5 2:00PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164709
OCT 14 2016

Amount Paid \$ 67
Skagit Co. Treasurer
By hdm Deputy

STATUTORY WARRANTY DEED

GRANTOR: **ALAN F. MESMAN**, Individually and as Personal Representative of
the **Estate of VICKIE M. MESMAN, Deceased**

GRANTEE: **ALAN F. MESMAN**, a married man as his separate estate

Abbreviated PTN W 1/2 NE 1/4 SE 1/4 S31 T34N R3E W.M.
Legals: PTN NE 1/4 SE 1/4 S31 T34N R3E W.M.
PTN S 1/2 NW 1/4 SW 1/4 S32 T34N R3E W.M.
PTN W 1/2 SW 1/4 SW 1/4 S32 T34N R3E W.M.
PTN NW 1/4 SE 1/4 S32 T34N R3
PTN SE 1/4 SE 1/4 S31 T34N R3E W.M.

Additional Legals
on Page: Exhibit "A"

Assessor's Tax	340331-4-001-0001 (P22997)	340332-3-003-0000 (P23056)
Parcel Nos:	340331-4-001-0100 (P22998)	340332-4-003-0008 (P23061)
	340332-3-002-0100 (P23055)	340331-4-004-0200 (P119276)

THE GRANTOR, **ALAN F. MESMAN**, individually and in his capacity as the duly appointed, qualified and acting Personal Representative for the **Estate of VICKIE M. MESMAN, Deceased**, under Skagit County Superior Court Cause No. 14-4-00362-5, in distribution of said estate, hereby conveys and warrants to **ALAN F. MESMAN**, a married man as his separate estate, as GRANTEE, all of Grantor's interest, together with all after-acquired


Statutory Warranty Deed

title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED: October 7, 2016.



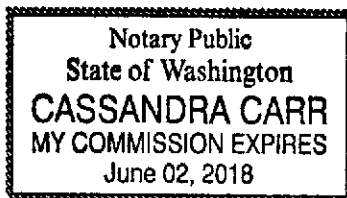
ALAN F. MESMAN, Individually and as
Personal Representative of the Estate of
VICKIE M. MESMAN, Deceased

STATE OF WASHINGTON
COUNTY OF SKAGIT

SS.

I certify that I know or have satisfactory evidence that ALAN F. MESMAN is the person who appeared before me, and said person acknowledged that he was authorized to execute the instrument and acknowledged it individually and as the Personal Representative of the Estate of VICKIE M. MESMAN, Deceased, to be his free and voluntary act, for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7th day of October, 2016.





Printed Name **CASSANDRA CARR**
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/2/2018

Statutory Warranty Deed

EXHIBIT "A"

Legal Descriptions:

340331-4-001-0001 (P22997)

The West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 3 East, W.M.
EXCEPT roads.

340331-4-001-0100 (P22998)

The Northeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 3 East, W.M., EXCEPT the West 1/2 thereof, AND EXCEPT that portion conveyed to Skagit County by deed recorded July 14, 1950, under Auditor's File No. 448285.

340332-3-002-0100; (P23055)

The South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 34 North, Range 3 East, W.M., EXCEPT dike and drainage ditch rights of way, AND EXCEPT County Road.

340332-3-003-0000; (P23056)

The West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 32, Township 34 North, Range 3 East, W.M., EXCEPT Drainage District rights-of-way.

340332-4-003-0008 (P23061)

The Northwest 1/4 of the Southeast 1/4 lying West of the County Road as said road existed on April 21, 1951, of Section 32, Township 34 North, Range 3.

340331-4-004-0200; (P119276)

The Southeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 3 East, W.M., EXCEPT Dodge Valley Road, AND EXCEPT Drainage District rights-of-way, AND EXCEPT the following described tracts:

1. Begin at the Northwest corner thereof; thence East 168.50 feet; thence South 194 feet; thence West 168.50 feet to the West line of said subdivision; thence North 194 feet to the point of beginning.

2. Begin at the Northwest corner thereof; thence South a distance of 194 feet along the West line of said 1/4 Section, to the true point of beginning; continue South along the West line of said 1/4 Section 201.65 feet; thence East parallel to the North line of said 1/4 Section a distance of 168.5 feet; thence North parallel to the West line of said 1/4 Section a distance of 201.65 feet; thence West parallel to the North line of said 1/4 Section 168.5 feet to the point of beginning,

EXCEPT that portion thereof lying within the right-of-way conveyed to Skagit County Auditor's File No. 457308, and commonly known as Dodge Valley Road,

ALSO EXCEPT drainage ditch rights-of-way, if any.

All situate in Skagit County, Washington.

