

When recorded return to:

Mr. Clifford Shumate
9177 Belleville Road
Burlington, WA 98233



Skagit County Auditor
11/28/2016 Page 1 of 2 3:37PM \$74.00

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 156123-SE ✓

Grantor: ~~Melvin Peterson~~
Grantee: ~~Clifford Shumate~~

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR MELVIN A. PETERSON, as his separate property (unmarried) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CLIFFORD SHUMATE ~~AN UNMARRIED MAN~~ the following described real estate, situated in the County of Skagit, State of Washington: *G. *** a single person

Abbreviated Legal: Ptn NE NE, 19-35-4 E W.M. CGS

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 350419-0-012-0090, P36889

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. 156123-SE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

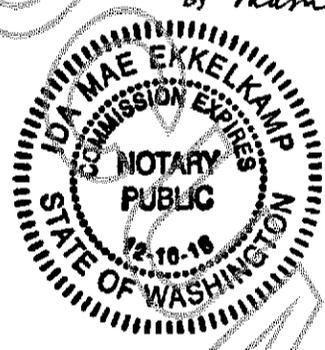
Tax Parcel Number(s): 350419-0-012-0000, P36889

Dated 11/1/16

Melvin Peterson by Robert Peterson Attorney in Fact
Melvin Peterson by Robert Peterson, Attorney in Fact

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165340
NOV 28 2016

Amount Paid \$ 2443.⁶⁰
Skagit Co. Treasurer
By Nam Deputy



STATE OF Washington }
COUNTY OF Skagit } SS:

On this 1st day of November, 2016 before me personally appeared _____

Robert Peterson, to me known to be the individual described in and who executed the foregoing instrument _____ as Attorney in Fact for Melvin Peterson and acknowledged that he signed and sealed the same as his free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written JDA MAE EKKEKAMP

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 12/10/2018

The South 100 feet of the following described tract, to-wit:

All that portion of the right of way of the railway of the Great Northern Railway Company in the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point in the North line of said Section 19, 50 feet distant Easterly measured at right angles from the center line of the railway of said Railway Company, as formerly located and constructed, but now abandoned;

thence Southeasterly parallel with said center line and 50 feet distant therefrom 975 feet;

thence Southwesterly at right angles to last described course 110 feet, more or less, to the Easterly boundary of State Highway No. 1, as now laid out and established;

thence Northwesterly along said Easterly boundary to the North line of said Section 19;

thence Easterly along said North line 95 feet, more or less, to the point of beginning,

EXCEPT any portion thereof lying within the boundaries of existing County roads or rights of way therefor.

Situate in the County of Skagit, State of Washington.