

When recorded return to:
Megan Jean Ortega
7734 Ranger Station Road
Marblemount, WA 98267



201612160163

Skagit County Auditor **\$75.00**
12/16/2016 Page 1 of 3 **2:26PM**

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029586

CHICAGO TITLE

3/75

STATUTORY WARRANTY DEED

THE GRANTOR(S) Lee T. Throssel and Vanessa M. Throssel, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Megan Jean Ortega, an unmarried woman

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 SW, 12-35-10 Tax/Map ID(s):

Tax Parcel Number(s): P45137 / 351012-0-034-0003,

Subject to:

- 1. City, county or local improvement district assessments, if any.

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

DEC 16 2016

Amount Paid \$ **2615.00**

Skagit Co. Treasurer

By **MG**

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 12-14-14

Lee T. Throssel
Lee T. Throssel

Vanessa M. Throssel
Vanessa M. Throssel

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Lee T. Throssel and Vanessa M. Throssel are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 12-14-14

Teresa D. Varnes
Name: Teresa D. Varnes
Notary Public in and for the State of WA
Residing at: Camano Island
My appointment expires: 5/29/19

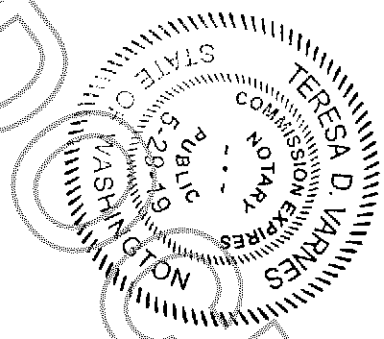


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P45137 / 351012-0-034-0003

That portion of the East Half of the Northeast Quarter of the Southwest Quarter of Section 12, Township 35 North, Range 10 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of the Backus-Ranger Station Road 753 feet South of its intersection with the Easterly line of the City of Seattle Railway right of way;
Thence South 308 feet, more or less, to a point 20 feet North of the South line of said Northeast Quarter of the Southwest Quarter;
Thence North 89° West on a line 20 feet North of and parallel with the Custer-Newby line fence 264 feet;
Thence North 53° West 65 feet,
Thence North 1° West 265 feet, more or less, to a point West of the point of beginning;
Thence East 316 feet, more or less, to the point of beginning.

Situated in Skagit County, Washington.