

When recorded return to:
Jesse Kurt Cain
16750 Blodgett Road
Mount Vernon, WA 98274



201702100098

Skagit County Auditor \$77.00
2/10/2017 Page 1 of 5 1:53PM

POOR ORIGINAL

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028222

CHICAGO TITLE

620028222

STATUTORY WARRANTY DEED

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017553
FEB 10 2017

Amount Paid \$ 4,455.⁰⁰
Skagit Co. Treasurer
By *hdm* Deputy

THE GRANTOR(S) Frank Krook and Nancy Krook, 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 Jesse Kurt Cain, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

Tax Parcel Number(s): P28208/340429-0-060-0000.

Beginning at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence North along the West line of said subdivision, 145 feet; thence Easterly to a point in the Westerly line of Blodgett Road, 72 feet Southeasterly of the intersection of said road with the West line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence Southeasterly along the Westerly line of said road to a point 48 feet North and 54 feet West of the intersection of the West line of said road with the South line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence South 48 feet to the South line of said Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4; thence West 177 feet, more or less, to the point of beginning.

ALSO, that portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at a point on the North lint of said subdivision, 159.7 feet West of its intersection with the Westerly line of Blodgett Road; thence South 20 feet; thence West 106 feet; thence North 20 feet; thence East 106 feet to the point of beginning.

AND ALSO TOGETHER WITH that portion of the Southeast 1/4 of the Northeast 1/4 of the

STATUTORY WARRANTY DEED
(continued)

Southwest 1/4 of Section 29, Township 34 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at a point on the South line of said subdivision at a point bearing South 89° 26' 52" West (called West in previous descriptions) a distance of 54.00 feet from the Westerly right of way margin of Blodgett Road; thence North 1° 26' 21" West (called North on previous descriptions) for a distance of 48.01 feet, more or less, to said Westerly right of way margin of Blodgett Road; thence South 49° 18' 26" East along said Westerly right of way margin for a distance of 26.48 feet; thence South 27° 08' 44" West for a distance of 34.45 feet, more or less, to said South line of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 at a point bearing North 89° 26' 52" East from the point of beginning; thence South 89° 26' 52" West along said South line for a distance of 3.23 feet, more or less, to the point of beginning.

EXCEPT that portion of the Southeast 1/4 of the Southwest 1/4 of Section 29, Township 34 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at a point on the North line of said subdivision, having a bearing of South 89° 26' 52" West and a distance of 159.70 feet from the Westerly right of way margin of Blodgett Road; thence South 0° 33' 08" East (called South on previous description) for a distance of 20.00 feet; thence South 84° 26' 52" West (called West on previous description) for a distance of 97.17 feet to the true point of beginning; thence continue South 89° 26' 52" West for a distance of 8.83 feet; thence North 0° 33' 08" West (called North on previous descriptions) for a distance of 20.00 feet, more or less, to said North line of the Southeast 1/4 of the Southwest 1/4; thence North 89° 26' 52" East (called East on previous description) along said North line for a distance of 8.83 feet, more or less, to a point bearing North 0° 33' 08" West from the true point of beginning; thence South 0° 33' 08" East for a distance of 20.00 feet, more or less, to the true point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P28208/340429-0-060-0000,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: February 7, 2017



Frank Krook



Nancy Krook

UNOFFICIAL DOCUMENT

STATUTORY WARRANTY DEED
(continued)

State of Ca

County of Riverside

I certify that I know or have satisfactory evidence that Frank Krook and Nancy Krook
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 2/8/2017


Name: Kim Russell
Notary Public in and for the State of Ca
Residing at: La Quinta
My appointment expires: April 26 2019



EXHIBIT "A"

Exceptions

1. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey No PL -16-033

Recording No: 201605270150

2. Terms and Conditions as contained in boundary line adjustment deeds:

Recording Date: May 27, 2016

Recording No.: 201605270148 and 201605270149

3. Relinquishment of right of access to state highway and of light, view and air, under deed to State of Washington recorded June 21, 1971, under Auditor's File No. 754333, records of Skagit County, Washington.
4. City, county or local improvement district assessments, if any.
5. Assessments, if any, levied by City of Mount Vernon.