

When recorded return to:
Erik F Beauvais and Heather J Beauvais
13062 Avon Allen RD
Mount Vernon, WA 98273



Skagit County Auditor
2/28/2017 Page 1 of 2 3:57PM \$74.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017785
FEB 28 2017

Escrow No.: 620029959

CHICAGO TITLE
STATUTORY WARRANTY DEED

Amount Paid \$6697.80
Skagit Co. Treasurer
By *MAM* Deputy

THE GRANTOR(S) Marion N. Seelye, an unmarried woman

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Erik P Beauvais and Heather J Beauvais, Joint Tenants with Right of Survivorship

** A married Couple as*

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

That portion of the Northeast Quarter of the Northeast Quarter of Section 11, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of the county road a distance of 224 feet Southerly from its intersection with the South line of Railroad Street in the PLAT OF MAP OF NORTH AVON, according to the plat thereof recorded in Volume 2 of Plats, page 91, records of Skagit County, Washington;

Thence at right angles to said county road 60°50' West a distance of 248.4 feet;

Thence South 29°10' East to the South line of Cedar Street;

Thence North 60°50' East to the county road;

Thence Northerly along the West side of the county road to the point of beginning;

EXCEPT that portion lying South of the following described line:

Beginning at the intersection of the South line of Cedar Street with the West line of the Avon Allen county road, as shown on the MAP OF NORTH AVON, according to the plat thereof recorded in Volume 2 of Plats, page 91, records of Skagit County, Washington;

Thence North 28°20'45" West along the West line of said county road a distance of 414.50 feet to the true point of beginning of said line;

Thence South 61°39'15" West a distance of 248.40 feet to the terminal point of said line.

AND EXCEPT that portion conveyed to the State of Washington Department of Transportation by Warranty Deed recorded under Auditor's File No. 200601120137, records of Skagit County, Washington.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P21440 / 340311-0-054-0009

Subject to:

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

STATUTORY WARRANTY DEED
(continued)

Dated: February 23, 2017

Marion N. Seelye
Marion N. Seelye

State of WA
County of Skagit

I certify that I know or have satisfactory evidence that
Marion N. Seelye
~~(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: 2/24/17

Kelli A. Mayo
Name: Kelli A. Mayo
Notary Public in and for the State of WA
Residing at: Sedro Woolley
My appointment expires: 6/19/17

