



201705300184

Skagit County Auditor  
5/30/2017 Page

1 of 4 3:58PM  
\$126.00

Land title

Document Title: Statutory Warranty Deed

Reference Number:

Grantor(s):  additional grantor names on page \_\_\_

1. Vivian C Russell

2.

Grantee(s):  additional grantee names on page \_\_\_

1. Kyle Swanson

2. Jennifer Swanson

Abbreviated legal description:  full legal on page(s) \_\_\_

SE SE 12/35/04

Assessor Parcel / Tax ID Number:  additional tax parcel number(s) on page \_\_\_

P 38610

I, Jenifer Gorman, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$73.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed Jenifer Gorman Dated 5/30/17

AFTER RECORDING MAIL TO:

Mr. and Mrs. Kyle Swanson  
7886 State Route 9  
Sedro Woolley, WA 98284

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-162519-OE

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20172340

MAY 30 2017

Amount Paid \$7006.80  
Skagit Co. Treasurer

By *MLH* Deputy

~~Land Title and Escrow~~ Statutory Warranty Deed

THE GRANTOR VIVIAN C. RUSSELL, AN UNMARRIED PERSON AS HER SEPARATE ESTATE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KYLE SWANSON and JENNIFER SWANSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn SE ¼ of SE ¼, 12-35-4E W.M.

For Full Legal See Attached Exhibit "A"

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 and Escrow Company's Preliminary Commitment No. 01-162519-OE.

Tax Parcel Number(s): 350507-0-024-0009, P38610

Dated May 22, 2017

*Vivian C. Russell*  
Vivian C. Russell by David Russell Attorney in Fact

ACKNOWLEDGEMENT

STATE OF Washington

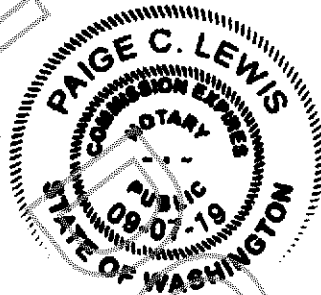
COUNTY OF KING

Before me, a Notary Public of said State and County aforesaid, personally appeared David Russell \_\_\_\_\_, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Vivian C. Russell, as Attorney-In-Fact, and acknowledged that (s)he executed the same as the free act and deed of the said Vivian C. Russell.

Witness my hand and seal, this 24<sup>th</sup> day of May, 2017.

\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/19



UNOFFICIAL DOCUMENT

## EXHIBIT A

A tract of land in the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 12, Township 35 North, Range 4 East, W.M.

Beginning 594.37 feet North from the Southeast corner of said Section 12;  
thence North  $48^{\circ}51'$  West 266.87 feet;  
thence North  $43^{\circ}53'$  East 198.61 feet;  
thence South  $54^{\circ}22'$  East 70.38 feet to the East line of said Section 12;  
thence South  $1^{\circ}17'$  East along said East line 277.76 feet to the point of beginning.

A tract of land in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 7, Township 35 North, Range 5 East, W.M.

Beginning 594.37 feet North from the Southwest corner of said Section 7;  
thence North  $1^{\circ}17'$  West along the West line of said Section 7, 277.76 feet;  
thence South  $54^{\circ}22'$  East 229.62 feet to the West margin of S.S.H. 1-A;  
thence South  $16^{\circ}28'$  West, along said West margin 250.0 feet;  
thence North  $48^{\circ}51'$  West 145.53 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.