



AFTER RECORDING MAIL TO:

Jason Carlson
20480 Comet Lane
Mount Vernon, WA 98274

Skagit County Auditor \$74.00
6/14/2017 Page 1 of 2 4:01PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-162567-OE ✓

20172611
JUN 14 2017
Amount Paid \$ 7730.00
Skagit Co. Treasurer
By [Signature] Deputy

Land Title and Escrow

Statutory Warranty Deed

Grantor(s): JEFFREY CAULK and GLORIA J. CAULK, husband and wife
Grantee(s): JOHN JASON CARLSON and CHELSEA CARLSON, a married couple
Abbreviated Legal: Ptn SW 1/4 SE 1/4; Section 16-33-4 E W.M.
Assessor's Tax Parcel Number(s): 330416-0-013-0004, P16649

THE GRANTOR JEFFREY CAULK and GLORIA J. CAULK, husband and wife for and in consideration of FOUR HUNDRED THIRTY FOUR THOUSAND AND NO/100 in hand paid, conveys and warrants to JOHN JASON CARLSON and CHELSEA CARLSON, a married couple the following described real estate, situated in the County of Skagit, State of Washington

For Full Legal See Attached Exhibit "A"

JCC

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. 01-162567-OE

Dated June 5, 2017

Jeffrey Caulk
Jeffrey Caulk

Gloria Caulk
Gloria Caulk

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: June 24, 2017

Karen Ashley
Karen Ashley
Notary Public in and for the State of

Washington

Residing at Sedro-Woolley
My appointment expires:

9/11/2018

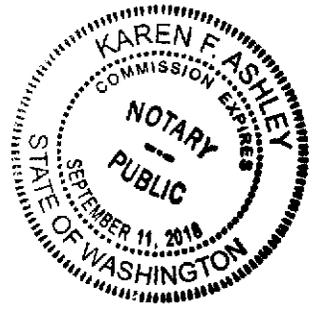


EXHIBIT A

PARCEL "A":

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 33 North, Range 4 East, W.M., being more particularly described as follows:

Beginning at the South $\frac{1}{4}$ corner of said Section 16;
thence North $1^{\circ}06'44''$ East along the West line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, 189.81 feet;
thence North $52^{\circ}44'04''$ East, 100.69 feet;
thence South $51^{\circ}29'51''$ East, 221.61 feet;
thence South $1^{\circ}06'44''$ West, 112.17 feet to the intersection with the South line of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16;
thence South $89^{\circ}51'26''$ West along said South line 255.06 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A certain 20-foot non-exclusive easement for ingress, egress and utilities established by Quit Claim Deed dated December 10, 1984, and recorded under Skagit County Auditor's File No. 8501160004, records of Skagit County, Washington (the 1984 Easement) and as supplemental by the additional real property described in Exhibit "B" of that certain deed dated September 15, 2003, between Edward H. Johnson and Maxine G. Johnson, husband and wife as grantors, and Gary E. Fiedler and Stephanie Fiedler, husband and wife, as grantees, recorded September 16, 2003, under Skagit County Auditor's File No. 200309160093, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.