

AFTER RECORDING MAIL TO:

**Benjamin E. Gunderson
11189 Skagit View Drive
Sedro Woolley, WA 98284**



201706230176
Skagit County Auditor \$75.00
6/23/2017 Page 1 of 3 3:51PM

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 02-161778-SE**

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

THE GRANTOR ZAK M. THATCHER, an unmarried person, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BENJAMIN E. GUNDERSON and MEGAN GUNDERSON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: A ptn of NE ¼ of NW 1/4 , 32-35-5 E W.M. aka Tr. F, Survey of Skagit River

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 Company's Preliminary Commitment No. 02-161778-SE.

Tax Parcel Number(s): 350532-2-001-0308, P40497

Dated June 5, 2017

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

20172788
JUN 23 2017

Amount Paid \$ 5256.00
Skagit Co. Treasurer
By *Mam* Deputy

Zak M. Thatcher
Zak M. Thatcher

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Zak M. Thatcher
is the person who appeared before me, and said person acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: June 20, 2017

Lia M. Coleman
Shelley Miner LIA M. COLEMAN

Notary Public in and for the State of Washington

Residing at Mount Vernon

My appointment expires: ~~5/15/19~~ 8/25/2019

Notary Public
State of Washington
LIA M COLEMAN
Appointment Expires Aug. 25, 2019

EXHIBIT A

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 32, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence South $89^{\circ}26'43''$ West, along the North line of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, a distance of 500.00 feet;
thence South $0^{\circ}33'17''$ East, 440.00 feet to the true point of beginning;
thence South $0^{\circ}33'17''$ East 440.00 feet;
thence North $89^{\circ}26'43''$ East 500 feet, more or less, to the East line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence Northerly, along said East line for a distance of 440 feet, more or less, to a point which bears North $89^{\circ}26'43''$ East from the true point of beginning;
thence South $89^{\circ}26'43''$ West 500 feet, more or less, to the true point of beginning.
(Commonly known as Tract "F" of unrecorded Survey of Skagit River Plateau.)

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across those certain strips dedicated for such in "Declaration of Easement" dated June 15, 1977 and recorded June 16, 1977, under Auditor's File No. 858560.

Situate in the County of Skagit, State of Washington.