

AFTER RECORDING MAIL TO:

Mr. and Mrs. Conan Bruce Landsem
5487 Jamaca Ave N
Lake Elmo, MN 55042



201706300157

Skagit County Auditor \$76.00
6/30/2017 Page 1 of 4 1:54PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-163307-OE

Janel

Statutory Warranty Deed

THE GRANTOR BARBARA A. LOWERY, an unmarried person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CONAN BRUCE LANDSEM and STEPHANIE LANDSEM, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:
Ptn Gov. Lot 1, 35-34-3 E 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 Company's Preliminary Commitment No. 01-163307.

Tax Parcel Number(s): 340335-0-002-0004, P23144

Dated June 27, 2017

Barbara A Lowery
Barbara A Lowery

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20172963
JUN 30 2017

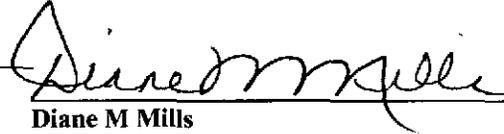
Amount Paid \$ 5,345.00
Skagit Co. Treasurer
By *Mam* Deputy

STATE OF WASHINGTON }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence _____
that Barbara A Lowery is the person(s) who appeared before
me, and said person(s) acknowledge that that she signed this instrument, on oath stated she

executed said document as her
free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 27, 2017



Diane M Mills
Notary Public in and for the State of Washington
Residing at Milton
My appointment expires May 9, 2021

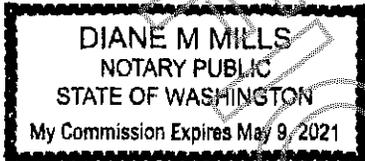


EXHIBIT A

PARCEL "A":

That portion of Government Lot 1 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the North line of said Government Lot 1, 247.5 feet East of the Northwest corner thereof;
thence East 247.5 feet, more or less, to the Northwest corner of a tract conveyed to Frank Jungquist by deed dated February 10, 1906 and recorded February 24, 1906, under Auditor's File No. 55797 in Volume 59 of Deeds, page 550,
thence South 5°15' West along the West line of said Jungquist Tract to a point that is South 68°24' East 373 feet from a point on the West line of said lot that is 853 feet North of the Southwest corner of said Lot 1;
thence North 68°24' West 181.5 feet, more or less, to the Southeast corner of that certain tract conveyed to Harry W. Heyne by deed recorded December 8, 1947, under Auditor's File No. 411975 in Volume 222 of Deeds, page 510;
thence Northeasterly along the East line of said Heyne Tract to the point of beginning,

EXCEPT that portion thereof lying Southerly of the following described line:

Beginning at the Southwest corner of the above described tract;
thence Northerly along the West line thereof a distance of 422 feet, more or less, to the Southerly line of an existing lane or roadway as referred to in deed to Oscar Johnson et ux dated September 7, 1962 and recorded September 11, 1962, under Auditor's File No. 626077 and the true point of beginning of said line;
thence Southeasterly along said Southerly line of said existing lane or roadway to the Westerly line of the above referred to Jungquist Tract and terminal point of said line.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over and across a 20 foot strip of land in Government Lot 1 of Section 35, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of that certain tract conveyed to Harry Heyne et ux by deed recorded September 8, 1947, under Auditor's File No. 411975 in Volume 222 of Deeds, page 510, said point being approximately South 68°24' East a distance of 191.5 feet from a point that is 853 feet North of the Southwest corner of said Government Lot 1;
thence Northerly along the East line of said Heyne Tract a distance of 422 feet, more or less, to the Southerly line of an existing lane or roadway and true point of beginning;
thence Westerly along the South line of said road to the East line of the Kamb Road along the West line of said Government Lot 1;
thence Northerly along said East line to a point 20 feet North of the South line of said road;

thence Easterly parallel to and 20 feet Northerly of said South line to the East line of said Heyne Tract;
thence South along said East line to the true point of beginning.

Situate in the County of Skagit, State of Washington.

UNOFFICIAL DOCUMENT