

When recorded return to:
Nicole Whitney and James Dunstone
17398 ALLEN RD
BOW, WA 98232



201707140089

Skagit County Auditor \$77.00
7/14/2017 Page 1 of 5 1:32PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620030618

CHICAGO TITLE 620030618

STATUTORY WARRANTY DEED

THE GRANTOR(S) Michelle M. Axelson who acquired title as Michelle M. Fisher, a married woman as her separate estate and Christopher C. Fisher, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Nicole Whitney and James Dunstone, Wife and Husband the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Ptn SW 12-35-3E

Tax Parcel Number(s): P34156 / 350312-3-004-0408

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20173224
JUL 14 2017

Amount Paid \$ 5,523.⁰⁰
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 17, 2017

Michelle M. Axelson
Michelle M. Axelson

Kyle Axelson
Kyle Axelson

Christopher C. Fisher by Michelle M. Axelson, his attorney in fact
Christopher C. Fisher by Michelle M. Axelson, his attorney in fact

State of WA
County of Skagit

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

Dated: July 13, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of WA
Residing at: Arhington
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

State of wa
County of Skagit

I certify that I know or have satisfactory evidence that Michelle M. Axelson is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Christopher C. Fisher and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 13, 2017

Lourea L. Garka
Name: Lourea L. Garka
Notary Public in and for the State of wa
Residing at: Orlinton
My appointment expires: 10/27/2018

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34156 / 350312-3-004-0408

That portion of the South Half of the Southwest Quarter of Section 12, Township 35 North, Range 3 East of the Willamette Meridian, being more particularly described as follows:

Commencing at the South Quarter of said Section 12;

Thence North 0°31'21" West, along the East line of said Southwest Quarter, 852.08 feet;

Thence North 88°58'42" West, parallel with the South line of said Southwest Quarter, 822.16 feet to an intersection with the center line of the county road known as the Pearson Road, said intersection being the true point of beginning;

Thence continue North 88°58'42" West, along said parallel line, 321.51 feet;

Thence South 18°04'48" East, 126.99 feet;

Thence South 88°58'42" East, parallel with said South line 321.07 feet to an intersection with the center line of said county road;

Thence North 17°16'53" West, along said center line 76.09 feet to a point of curvature in said center line;

Thence along the arc of said curve to the left having a radius of 954.93 feet, through a central angle of 3°02'47", an arc distance of 50.77 feet to the true point of beginning;

EXCEPT that portion thereof lying within the boundaries of said Pearson County Road (also known as Allen Road), as conveyed to Skagit County by deed recorded February 24, 1976, under Auditor's File No. 830613, records of Skagit County, Washington.

The above described property also being known as Tract 1 of Skagit County Short Plat No. 68-73, approved January 28, 1974.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
Recorded: August 18, 1954
Auditor's No(s): 505367, records of Skagit County, Washington
In favor of: Trans Mountain Oil Pipe Line Corporation
For: Pipeline
Affects: Parcel B

Note: Exact location and extent of easement is undisclosed of record.

Additional Advance Agreements, including the terms, covenants and provisions thereof;

Recording Date: October 28, 2009
Recording No.: 200910280010

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