



201708230071

When recorded return to:
Leonard Johnson
5003 Kingsway
Anacortes, WA 98221

Skagit County Auditor \$75.00
8/23/2017 Page 1 of 2 3:25PM

Recorded at the request of:
Guardian Northwest Title
File Number: A1 4483

Statutory Warranty Deed

A114493

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Karen G. Mauden, a single person for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Leonard Johnson and Magdalen Baldassano, a married couple** the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Section 14, Township 34 North, Range 3 East, NW NE

Tax Parcel Number(s): P21898, 340314-0-063-0005

That portion of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the South line of said subdivision, which is 273.5 feet West of the Southeast corner thereof; thence North 30° 54' East 143.73 feet; thence South 52° 47' 20" East 56 feet; thence North 37° 12' 40" East 65 feet, more or less, to the South margin of Primary State Highway I-AN; thence North 51° 35' West along said South margin a distance of 196.19 feet, more or less, to a point on the West line of the East 273.5 feet of said subdivision; thence South 1° 02' West along said West line, a distance of 263.17 feet to the point of beginning.

Situate in the County of Skagit, State of Washington
This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 8/23/2017

Karen G. Mauden



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Karen G. Mauden, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 8/23/17

Printed Name: ROBIN J. BAREFIELD
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: 3/9/19

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173962
AUG 23 2017

Amount Paid \$ 4170.20
Skagit Co. Treasurer
By HB Deputy

Exhibit "A"

A. RESERVATIONS, PROVISIONS AND/OR EXCEPTIONS CONTAINED IN INSTRUMENT.

Executed By: Elsie A. Friedrich

Recorded: October 4, 1971

Auditor's No.: 758828

B. Location of septic tanks and draining fields, and possible encroachments thereof, as disclosed by letters submitted to their Company by Karen Mauden, dated November 22, 2004 and August 1, 2017.