

AFTER RECORDING MAIL TO:

Mr. and Mrs. Steven S. Seefeldt
604 Gardner Rd.
Burlington, WA 98233



201709060001

Skagit County Auditor

\$77.00

9/6/2017 Page

1 of

4 9:00AM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-160876-OE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174210
SEP 06 2017

Amount Paid \$ 5567.50
Skagit Co. Treasurer
By *mlm* Deputy

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS MARK W. COULTER and BECKY J. COULTER, husband and wife and JUSTIN W. COULTER, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEVEN S. SEEFELDT and SUSAN M. SEEFELDT, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Tr. 15, Burl. Acreage, Ptn Tr. 15, Sparrs Replat of Trs. 13 & 15, Burlington Acreage

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3867-000-015-0405, P62376

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 and Escrow Company's Preliminary Commitment No. 01-160876-OE.

Dated August 31, 2017

Mark W. Coulter
Mark W. Coulter

Justin W. Coulter
Justin W. Coulter

Becky J. Coulter
Becky J. Coulter

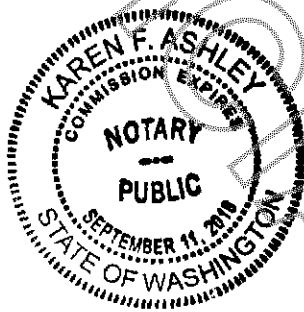
Anna Coulter
Anna Coulter who is married to Justin W. Coulter,
hereby releases any purported community

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Mark W. Coulter and Becky J. Coulter**

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: September 1, 2017



Karen Ashley

Karen Ashley

Notary Public in and for the State of

Washington

Residing at Sedro-Woolley

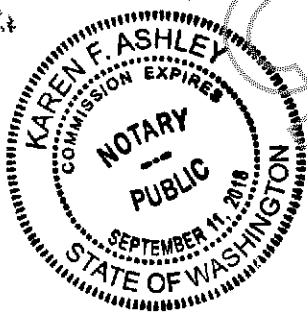
My appointment expires:

9/11/2018

State of Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Justin W. Coulter and Anna Coulter
the person(s) who appeared before me, and said person(s) acknowledged that they
signed this instrument and acknowledge it to be free and voluntary act for the
their
uses and purposes mentioned in this instrument.

Dated: September 1, 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 West ½ of Tract 15, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, and of the roadway as vacated December 13, 1960, under Skagit County Commissioners File No. 10541, described as follows:

Beginning at the Southwest corner of said Tract 15;
thence South 89°45'15" West along the South line of said Tract 15 projected, 35.02 feet to the East line of the present Gardner Road;
thence North 0°46' West along said road 300 feet to the true point of beginning;
thence North 0°46' West 128.54 feet, more or less, to the South line of the Great Northern Railway right of way;
thence Northeasterly along the South line of the Great Northern Railway right of way 222.45 feet to the Northwest corner of Lot 15, of "SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 8 of Plats, page 15, records of Skagit County, Washington;
thence South 0°46' East 227.79 feet to the Southeast corner of a tract conveyed to Dale Vague and Joan Vague by deed recorded June 21, 1965, under Auditor's File No. 667841;
thence South 89°45'15" West 200 feet to the point of beginning.

EXCEPT THEREFROM the following described tract:

Beginning at the Northwest corner of Lot 15 of said "SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY";
thence South 0°46' East along the West line of said Lot, a distance of 108 feet;
thence South 89°14' West 18 feet;
thence North 7°25'39" West 94.28 feet to the Southerly line of the Great Northern Railway right of way;
thence North 63°15'45" West along said right of way 33 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lot 15, "SPARR'S REPLAT IN TRACTS 13 & 15, BURLINGTON ACREAGE PROPERTY", as per plat recorded in Volume 8 of Plats, page 15, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 15;
thence North 0°46' West along the West line of said Lot 15, 50.51 feet;
thence North 89°14' East 17.96 feet to a point of curvature having a radius point bearing South 51°37' West a distance of 80.00 feet;
thence in a Southwesterly direction along said curve an arc distance of 54.66 feet to the true point of beginning.

Situate in the County of Skagit, State of Washington.