

When recorded return to:
Andrew M. Vert
7689 Chuckanut Drive
Bow, WA



Skagit County Auditor \$77.00
9/20/2017 Page 1 of 4 12:00PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620032031

CHICAGO TITLE
0200 32031

STATUTORY WARRANTY DEED

THE GRANTOR(S) Kenneth Mudge, 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 Andrew M. Vert, ~~unmarried man~~ and Alicia Chesnutt, Husband and Wife 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. NW SW, 11-35-03E W.M.

Tax Parcel Number(s): P34073 / 350311-0-016-0005

Subject to:

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

Dated: September 12, 2017

Kenneth Mudge

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20174422
SEP 20 2017

Amount Paid \$ 762340
Skagit Co. Treasurer
By Deputy

STATUTORY WARRANTY DEED
(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Kenneth Mudge is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: September 12, 2017

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

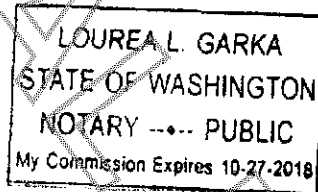


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P34073 / 350311-0-016-0005

That portion of the Northwest Quarter of the Southwest Quarter of Section 11, Township 35 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the Northeasterly margin of the Pacific Highway (also known as Chuckanut Drive) and the East line of said Northwest Quarter of the Southwest Quarter;
Thence North 33°02'06" West along said Northeasterly margin, a distance of 142.70 feet to the true point of beginning, said point being the Northwesterly corner of a tract conveyed to Iver W. Youngquist by deed recorded August 17, 1929, in Volume 149 of Deeds, page 303, records of Skagit County, Washington;

Thence continue North 33°02'06" West along said Northeasterly margin, a distance of 271.64 feet;
Thence at right angles North 56°57'54" East, a distance of 290.29 feet, more or less, to the East line of said Northwest Quarter of the Southwest Quarter;

Thence South 01°58'49" West along said East line, a distance of 331.67 feet to a point which is North 56°57'54" East from the true point of beginning, said point being the Northeasterly corner of said Youngquist Tract;

Thence South 56°57'54" West at right angles to the Northeasterly margin of said Pacific Highway, and along the Northwesterly line of said Youngquist Tract, a distance of 99.98 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. City, county or local improvement district assessments, if any.
2. Assessments, if any, levied by The Blanchard Edison Water District.