

AFTER RECORDING MAIL TO:

Michael S. Crow and Patricia A. Crow
24323 Mckendree Lane
Sedro Woolley, WA 98284



Skagit County Auditor \$78.00
9/22/2017 Page 1 of 5 3:03PM

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4221-2920325 (DB)**

Date: **September 18, 2017**

Grantor(s): **Scott Carson, a married man as his separate estate**
Grantee(s): **Michael S. Crow and Patricia A. Crow, husband and wife**
Abbreviated Legal: **PTN GOV.LOT 3 & PTN SE 1/4 OF SW 1/4, 31-36-5 W W.M.**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P51201**

Land Title

THE GRANTOR(S) Scott Carson, a married man as his separate estate for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Michael S. Crow and Patricia A. Crow, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

See Attached Exhibit A

Subject To: 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.

Scott Carson

Scott Carson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201744915
SEP 22 2017

Amount Paid \$ *28840*
Skagit Co. Treasurer
By *Ma* Deputy

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Scott Carson


ANN CARSON

APN: P51201

Statutory Warranty Deed
- continued

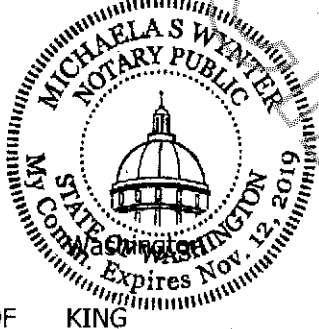
File No.: 4221-2920325 (DB)

STATE OF Washington)
)-ss
COUNTY OF KING)

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

Dated: 9/21/2017

Michaela S Wynter



Notary Public in and for the State of Washington
Residing at: SEATTLE
My appointment expires: 11/12/2019.

STATE OF Washington)
)-ss
COUNTY OF KING)

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

Dated: _____

Notary Public in and for the State of Washington
Residing at:
My appointment expires:

Exhibit "A"

Schedule "A-1"

01-164253-F

DESCRIPTION:

Those portions of Government Lot 3 and of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 36 North, Range 5 East, W.M., described as follows:

Beginning at the Southeast corner of the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence North $01^{\circ}26'39''$ East along the East line of said subdivision a distance of 335.75 feet to the true point of beginning;
thence continuing North $01^{\circ}26'39''$ East along the East line of said Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ a distance of 1,077.96 feet;
thence North $88^{\circ}01'16''$ West along a line which is described as being the South line of the North $7/15^{\text{th}}$ of the Southwest $\frac{1}{4}$ of said Section 31 a distance of 1,981.77 feet to a point on the West line of Government Lot 3;
thence South $01^{\circ}24'44''$ West along said West line of said Government Lot 3 a distance of 60.00 feet to a point which bears North $01^{\circ}24'44''$ East a distance of 28.99 feet from the Southwest corner of said Government Lot 3;
thence South $88^{\circ}01'16''$ East a distance of 1,241.68 feet;
thence South $01^{\circ}26'39''$ West a distance of 1,018.12 feet;
thence South $88^{\circ}02'02''$ East a distance of 740.05 feet to the true point of beginning.

(Also known as Tract C of that record of survey of the Jamie Lanning property survey as recorded December 14, 1984, in Volume 6 of Surveys, page 28, under Auditor's File No. 8412140002, records of Skagit County, Washington.)

EXCEPT that portion described as follows:

Beginning at the Southwest corner of said tract;
thence North $01^{\circ}26'39''$ East, 300 feet;
thence Easterly 200 feet parallel with the South line of said tract to the Bonneville transmission line boundary;
thence Southerly along said Bonneville boundary to the South line of said tract;
thence North $88^{\circ}02'02''$ West along said South line to the point of beginning.

Situate in the County of Skagit, State of Washington.