



201712070093

AFTER RECORDING MAIL TO:

Mr. and Mrs. Ivan Carlson III

Skagit County Auditor \$76.00
12/7/2017 Page 1 of 3 3:42PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-165484-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175695
DEC 07 2017

Amount Paid \$ 5,238.²⁰
Skagit Co. Treasurer
By *MM* Deputy

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR MADELEINE ROOZEN COOK, as her separate property and not as her principal residence for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to IVAN J. CARLSON III AND TAWSHA N. CARLSON, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington

P123059

PARCEL "A":

Parcel A of BOUNDARY LINE ADJUSTMENT SURVEY, recorded on June 27, 2005, under Auditor's File No. 200506270127, being a portion of Lots 2, 3, 4 And 18, Block 10, "MAP OF SYNDICATE ADDITION TO THE TOWN OF LA CONNER, SKAGIT CO., WASH.," as per plat recorded in Volume 2 of Plats, page 109, records of Skagit County, Washington.

Situate in the Town of LaConner, County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over and across that portion of BOUNDARY LINE ADJUSTMENT SURVEY, recorded June 27, 2005, under Auditor's File No. 200506270127, shown as "Tract X", records of Skagit County, Washington.

ALSO TOGETHER WITH a non-exclusive easement for underground drainage pipe system as shown in document recorded on November 9, 2005, under Auditor's File No. 200511090095 records of Skagit County, Washington.

Situate in the Town of LaConner, County of Skagit, State of Washington.

Subject to covenants, conditions, restrictions, reservations, agreements and easements of record including but not limited to those shown on Schedule "B-1" of Land Title Company's preliminary commitment no. 01-165484.
Tax Parcel Number(s): 4128-010-004-0100, P123059

Dated DEC 1ST, 2017

Madeleine Roozen Cook
Madeleine Roozen Cook



STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Madeleine Roozen Cook**

is the person who appeared before me, and said person acknowledged that she
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 12-1-17

Kim M. Smith
Kim M. Smith
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 10-6-2020

LPB

EXHIBIT A

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