

When recorded return to:
Amos Grey and Tiara Grey
14857 Dunbar Lane
Mount Vernon, WA 98273



Skagit County Auditor
12/19/2017 Page

1 of

\$77.00
4 11:38AM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620031956

CHICAGO TITLE

620031956

STATUTORY WARRANTY DEED

THE GRANTOR(S) John M. Boisen, Jr. and K. Diane Boisen, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Amos Grey and Tiara Grey, a married couple

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 SE SW 13-34-3E

Tax Parcel Number(s): P21735/ 340313-0-053-0008, P21734/ 340313-0-052-0009, P21731/
340313-0-049-0005

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175858

DEC 19 2017

Amount Paid \$ 7819.20
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 12, 2017

John M. Boisen, Jr.
John M. Boisen, Jr.
K. Diane Boisen
K. Diane Boisen

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that

John M. Boisen, Jr. and K. Diane Boisen
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: December 15, 2017

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish co
My appointment expires: 9-01-2018

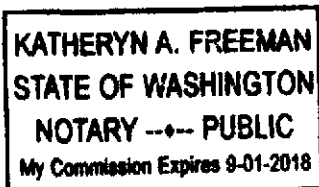


EXHIBIT "A"
Legal Description

**For APN/Parcel ID(s): P21735/ 340313-0-053-0008, P21734/ 340313-0-052-0009 and P21731/
340313-0-049-0005**

PARCEL A:

That portion of the Southeast Quarter of the Southwest Quarter of Section 13, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point 1,332.2 feet East and 518.95 feet North of the Southwest corner of said Section 13;
thence North a distance of 103.35 feet along the East boundary of a private road;
thence East a distance of 163.33 feet;
thence South a distance of 103.35 feet;
thence West a distance of 163.33 feet to the point of beginning.

PARCEL B:

That portion of the South Half of the Southwest Quarter of Section 13, Township 34 North, Range 3 East of the Willamette Meridian, described as follows:

Beginning at a point on the East side of a private road which is 1,332.2 feet East and 355.6 feet North of the Southwest corner of said section;
thence North along the East side of said private road a distance of 163.35 feet to the Southwest corner of a tract conveyed to Harlan E. Dinger, et ux, by deed recorded August 30, 1968, under Auditor's File No. 717624, records of Skagit County, Washington;
thence South 89°07' East along the South line of said Dinger Tract a distance of 163.33 feet to the Southeast corner thereof;
thence North 0°41'40" East along the East line of said Dinger Tract a distance of 103.35 feet to the Northeast corner thereof;
thence South 89°07' East parallel with the South line of Section 13 a distance of 320.63 feet to the West line of VALLEY VIEW ADDITION, according to the plat thereof recorded in Volume 7 of Plats, page 47;
thence South 0°05' West along said West line (equals South 0°06' West of said plat) a distance of 310.82 feet to a point 311.51 feet North of the South line of Section 13;
thence North 89°07' West a distance of 242.28 feet to the East line of tract conveyed to Oscar C. Johnson, et ux, by deed recorded October 17, 1940 in Volume 181 of Deeds, page 485;
thence North 0°41'40" East along said East line a distance of 44.09 feet to the Northeast corner of said Johnson Tract;
thence North 89°07' West along the North line of said Johnson Tract a distance of 245 feet to the point of beginning, also known as Tract B of Skagit County Short Plat No. 24-71, approved January 13, 1972.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Public Utility District No. 1 of Skagit County, Washington
Purpose: Pipe or pipe lines for the transportation of water
Recording Date: August 9, 1954
Recording No.: 504951

2. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Trans Mountain Oil Pipe Line Corporation
Purpose: Pipeline
Recording Date: August 8, 1958
Recording No.: 568863
Affects: Portion of said premises and other property

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Purpose: Road
Recording Date: December 24, 1963
Recording No.: 644705
Affects: Portion of Parcel B

4. City, county or local improvement district assessments, if any.