

When recorded return to:

Michael McQuesten and Maria McQuesten
5965 Eagle Street
Winnemucca, NV 89445



201803290070

Skagit County Auditor

3/29/2018 Page

1 of

5 1:18PM

\$78.00

CHICAGO TITLE

020032453

STATUTORY WARRANTY DEED

Fulfillment

THE GRANTOR(S)

Maurice A Preston, individually and as Administrator of the Estate of Dorina Preston deceased
Snohomish County Probate case No. 17-4-000229-31

for and in consideration of in hand paid, conveys and warrants to

Mike McQuesten and Maria L. McQuesten, 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 NE, 31-36-05

Tax Parcel Number(s): P51192 / 360531-1-004-0604

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated March 19, 1991 and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

AF #9103250072

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Fulfillment

MAR 29 2018

Amount Paid \$
By Skagit Co. Treasurer

Deputy

Indm

AF #9103250072
Pd. \$381.74
on Excise #1070
3-25-91

STATUTORY WARRANTY DEED

Fulfillment
(continued)

Real Estate Excise Tax was paid on this sale or stamped exempt on March 25, 1991, receipt number 1070: **\$391.74**

Dated: March 6, 2018

Maurice A. Preston
Maurice A. Preston, Individually

Maurice A. Preston - Administrator
Maurice A. Preston, Administrator

STATUTORY WARRANTY DEED

Fulfillment
(continued)

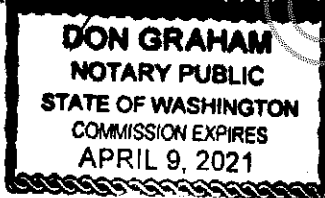
State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that Maurice A. Preston

(is) are the person(s) who appeared before me, and said person acknowledged that (he) (he/she/they) signed this instrument, on oath stated that (he) (he/she/they) was authorized to execute the instrument and acknowledged it as the Administrator of The Estate of Dorina Preston deceased to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Date: March 9, 2018



Don Graham
Name: DON GRAHAM
Notary Public in and for the State of WA
Residing at: Bothell, WA
My appointment expires: 4-9-21

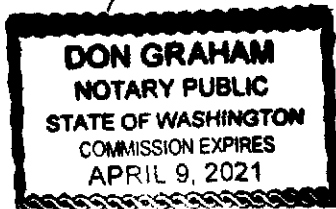
State of Washington

County of Snohomish

I certify that I know or have satisfactory evidence that

Maurice A. Preston
(is) are the person(s) who appeared before me, and said person(s) acknowledged that (he) (he/she/they) signed this instrument and acknowledged it to be (his) (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 9, 2018



Don Graham
Name: DON GRAHAM
Notary Public in and for the State of WA
Residing at: Bothell, WA
My appointment expires: 4-9-21

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P51192 / 360531-1-004-0604

PARCEL A:

That portion of the Northeast Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian, described as follows:

Commencing at the existing monument at the Southwest corner of said Northeast Quarter;
Thence South 88°01'15" East along the South line of said Northeast Quarter a distance of 1,314.37 feet to the Southwest corner of the Southeast Quarter of said Northeast Quarter;
Thence continue South 88°01'15" East along said South line a distance of 8.44 feet;
Thence North 11°44'52" East a distance of 766.31 feet;
Thence South 88°01'15" East parallel with the South line of said subdivision a distance of 789.40 feet to the true point of beginning of this description;
Thence South 17°24'13" East a distance of 10.00 feet;
Thence South 40°08'58" East a distance of 136.62 feet;
Thence South 3°48'36" East a distance of 224.56 feet;
Thence South 11°42'39" West a distance of 271.31 feet;
Thence South 8°05'24" West a distance of 134.39 feet;
Thence South 88°01'15" East a distance of 326.77 feet to the East line of said Section 31;
Thence North 1°08'36" East a distance of 735.28 feet to a point that bears South 88°01'15" East from the true point of beginning;
Thence North 88°01'15" West a distance of 375.50 feet to the true point of beginning.

Also known as Tract 5 of Survey recorded under Auditor's File No. 800321, in Volume 1 of Surveys, page 52, records of Skagit County, Washington.

TOGETHER WITH that portion of Tract 15 of that certain survey of Section 31, Township 36 North, Range 5 East of the Willamette Meridian, recorded May 6, 1974, in Volume 1 of Surveys, page 52, under Auditor's File No. 800321, records of Skagit County, Washington, lying Easterly of the centerline of that certain 60 foot easement delineated on said survey and running in a Northerly and Southerly direction through said tract 15.

Situated in Skagit County, Washington.

PARCEL B:

A non-exclusive easement for ingress and egress and utilities, 60 feet in width, the centerline of which is described as follows:

Commencing at the existing monument at the Southwest corner of the Northeast Quarter of Section 31, Township 36 North, Range 5 East of the Willamette Meridian;
Thence South 88°01'15" East along the South line of said Northeast Quarter a distance of 1,314.37 feet to the Southwest corner of the Southeast Quarter of said Northeast Quarter;
Thence continue South 88°01'15" East along said South line a distance of 8.44 feet;
Thence North 11°44'52" East 20.29 feet to the true point of beginning, said point being on the North margin of the County Road (Fruitdale Road);
Thence continue North 11°44'52" East along said centerline a distance of 999.67 feet;

EXHIBIT "A"

Legal Description
(continued)

Thence South 88°01'15" East 320.00 feet;
Thence North 69°46'28" East 225.86 feet;
Thence South 56°26'13" East 132.95 feet;
Thence South 2°35'41" East 75.29 feet;
Thence South 45°47'03" East 61.34 feet;
Thence South 17°24'13" East 168.37 feet;
Thence South 40°08'58" East 136.62 feet;
Thence South 3°48'36" East 224.56 feet;
Thence South 11°42'39" West 271.31 feet;
Thence South 8°05'24" West 486.32 feet to the South line of the North line of the North half of the
Northeast Quarter of the Southeast Quarter of said Section 31;
Thence North 88°03'26" West along said South line 904.04 feet to the East margin of the Fruitdale
Road, said point being the terminal point for the centerline of this easement;

EXCEPT any portion of said easement lying within the above described main tract.

Situated in Skagit County, Washington