

After Recording Return To:

Loren E. Kleiven
10466 Collins Road
Sedro Woolley, WA 98284



201807190045

07/19/2018 11:53 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20180719
JUL 19 2018

Amount Paid \$ 0
By *MA* Skagit Co. Treasurer
Deputy

STATUTORY WARRANTY DEED

GRANTOR:	LOREN E. KLEIVEN , Individually and as Personal Representative of the Estate of DEBORAH E. KLEIVEN, Deceased
GRANTEE:	LOREN E. KLEIVEN , a single man
Legal Description:	
Abbreviated Form:	Lot 1, Short Plat 92-012 and portion of Lot 3, Short Plat 95-029
Additional on:	Exhibit "A"
Assessor's Tax Parcel No.:	350427-0-074-0005; P37817

THE UNDERSIGNED GRANTOR, **LOREN E. KLEIVEN**, individually and in his capacity as the duly appointed, qualified, and acting Personal Representative of the Estate of **DEBORAH E. KLEIVEN**, Deceased, under Skagit County Superior Court Cause No. 18-4-00101-29, in distribution of said Estate, hereby conveys and warrants to the GRANTEE, **LOREN E. KLEIVEN**, a single man, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

STATUTORY WARRANTY DEED - 1

DATED this 17th day of July, 2018.



LOREN E. KLEIVEN, Individually and as
Personal Representative of the **Estate of**
DEBORAH E. KLEIVEN, Deceased

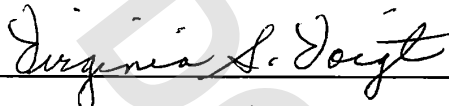
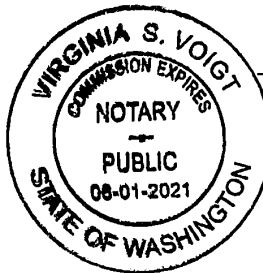
STATE OF WASHINGTON

COUNTY OF SKAGIT

} SS.

I certify that I know or have satisfactory evidence that **LOREN E. KLEIVEN** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it individually and as the Personal Representative of the **Estate of DEBORAH E. KLEIVEN, Deceased**, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 17th day of July, 2018.



Printed Name VIRGINIA S. VOIGT
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 6/1/21

EXHIBIT "A"**Legal Description:****Parcel A:**

Lot 1, Short Plat No. 92-012, approved July 14, 1992, recorded July 15, 1992, in Book 10 of Short Plats, pages 102 and 103, under Auditor's File No. 9207150053 and being a portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, Willamette Meridian.

TOGETHER WITH a perpetual, non-exclusive easement for ingress, egress, and access the following described property:

Beginning at the Northeast corner of said Lot 1, which is the point of beginning;
Thence North 0°30'30" West, a distance of 20 feet;
Thence Westerly parallel with the North line of said Lot 1, a distance of 165 feet;
Thence Southerly, a distance of 20 feet to the Northwest corner of Lot 1;
Thence Easterly along the North line of Lot 1 to the point of beginning.

Parcel B:

That portion of Lot 3, Skagit County Short Plat No. 95-029, approved December 20, 1995, and recorded December 29, 1995, in Volume 12 of Short Plats, pages 59 and 60, under Auditor's File No. 9512290029, records of Skagit County, Washington; being a portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, Willamette Meridian, described as follows:

Beginning at the Southeast corner of said Lot 3, Short Plat No. 95-029;
Thence North 0°30'30" West along the East line of said Lot 3, also being the Westerly right of way margin of Collins Road, 94.24 feet to a Northeast corner of said Lot 3, also being the Southeast corner of Lot 1, Short Plat No. 92-012, approved July 14, 1992, and recorded July 15, 1992, in Volume 10 of Short Plats, pages 102 and 103, under Skagit County Auditor's File No. 9207150053, being a portion of the Southeast Quarter of the Northwest Quarter of Section 27, Township 35 North, Range 4 East, Willamette Meridian, and being the true point of beginning;
Thence South 89°35'13" West, 165.00 feet along the South line of said Lot 1, Short Plat No. 92-012, also being a North line of said Lot 3, Short Plat No. 95-029, to the Southwest corner of said Lot 1, Short Plat No. 92-012;

EXHIBIT "A"**STATUTORY WARRANTY DEED**

Thence North 0°30'30" West, 94.00 feet along the West line of said Lot 1, Short Plat No. 92-012, also being an East line of said Lot 3, Short Plat No. 95-029 to a common corner thereof;

Thence North 82°40'05" West, 25.24 feet along the North line of said Lot 3, Short Plat No. 95-029;

Thence South 0°30'30" East, 102.40 feet;

Thence North 89°35'13" East, 190.00 feet, more or less, to the East line of said Lot 3, Short Plat No. 95-029 at a point bearing South 0°30'30" East from the true point of beginning;

Thence North 0°30'30" West, 5.00 feet along the said East line of Lot 3, Short Plat No. 95-029 to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "A"
STATUTORY WARRANTY DEED

Skagit County Clerk
Skagit County, WA
03/13/18

DECEASED.

LETTERS ADMINISTRATION

1.3 The personal representative has qualified.

DATED on this the 13th day of March, 2018.

By Kristen Denton, Deputy Clerk

STATE OF WASHINGTON)
) ss
COUNTY OF SKAGIT)

I further certify that these letters are now in full force and effect.

DATED: March 14, 2018

BY [Signature] Deputy Clerk

