

AFTER RECORDING MAIL TO:

Paul E. Nelson
5929 Bow Street
Bow, WA 98232



201808090124

08/09/2018 03:58 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-168346-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR ARMANDO RUIZ, a single person for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PAUL E. NELSON, TRUSTEE OF THE PAUL E. NELSON LIVING TRUST, DATED APRIL 5, 2013 the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Lot 9, All Lot 10, Ptns 11-13, Blk 1, Browns Add. To Tow & Ptn SW ¼ of SW ¼, 35-36-3 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4075-001-013-0005, P71278, 360335-3-006-0408, P48725

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title and Escrow Company's Preliminary Commitment No. 01-168346-OE.

Dated August 3, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 3517
AUG 09 2018

Amount Paid \$ 6626.⁶⁰
Skagit Co. Treasurer
By *mdm* Deputy

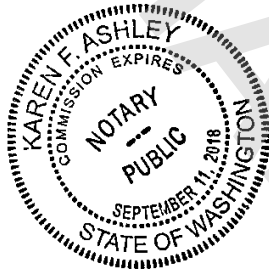
Armando Ruiz

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Armando Ruiz 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: August 8th 2018

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018



Schedule "A-1"

01-168346-OE

DESCRIPTION:

PARCEL "A":

Lot 10, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 9, Block 1, TOGETHER WITH that portion of vacated River Drive in "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of Lot 9 also being a point on the East line of Bow Street; thence North along said East line of Bow Street for a distance of 8 feet; thence South 82°31'05" East, for a distance of 123.25 feet; thence South 69°26'33" East for a distance of 38.32 feet, more or less, to the Easterly line of River Drive; thence North 73°42'00" West for a distance of 40.82 feet, more or less, to a point on the Westerly line of vacated River Drive; said point also being the East corner common to Lots 9 and 10 of said Browns Addition; thence West along the common boundary of said Lots 9 and 10 for a distance of 120.00 feet to the point of beginning.

ALSO TOGETHER WITH that portion of River Drive adjacent, which upon vacation reverted to said premises by operation of law.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of Lots 11 through 13, inclusive, Block 1, "BROWNS ADDITION TO BOW," as per plat recorded in Volume 3 of Plats, page 83, records of Skagit County, Washington, lying Northerly of the County road right of way known as Bow Hill Road.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

A tract of land in the Southwest ¼ of the Southwest ¼ of Section 35, Township 36 North, Range 3 East, W.M., being more particularly described as follows:

Beginning at the Southwest corner of Section 35, Township 36 North, Range 3 East, W.M.; thence North 0°13'26" West, 209.11 feet to a point on the centerline of the Bow Hill Road; thence North 24°28'40" East along said centerline 921 feet to the P.C. of a 18° curve to the right; thence Northeasterly along said curve 309.38 feet to the P.T. of said curve; thence North 80°10'00" East, 102.41 feet;

-continued-

Schedule "A-1"

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DESCRIPTION CONTINUED:

PARCEL "C" continued:

thence North 9°50'00" West, 30.00 feet to the North right of way line of the Bow Hill Road, said point being the point of beginning of this description;
thence North 78°30'30" West, 112.00 feet to a point on the East line of vacated River Drive as shown on the Plat of Browns Addition To Bow;
thence South 4°24' West, along the East line of vacated River Drive 42.19 feet to the intersection with the North right of way line of the Bow Hill Road;
thence Northeasterly along the North right of way line of the Bow Hill Road 114.59 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.