

AFTER RECORDING MAIL TO:

Fritz A. Victorin
2315 Crosby Drive
Mount Vernon, WA 98274



201808160041

08/16/2018 03:26 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.: 01-168195-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS LEIF P. JOHNSON and COLLEEN M. JOHNSON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to FRITZ VICTORIN, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn Lot 17, Cedar Hills #3 & Ptn SW ¼ SW ¼, 28-34-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3880-000-017-0000, P64348, 340428-3-009-0100, P110364

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. 01-168195-OE.

Dated August 7, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20183619
AUG 16 2018

Amount Paid \$7,098.30
Skagit Co. Treasurer
By *mdm* Deputy

Leif P. Johnson
Leif P. Johnson

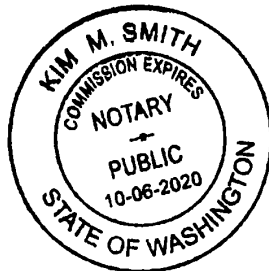
Colleen M. Johnson
Colleen M. Johnson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Leif P. Johnson and Colleen M. Johnson 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: Aug. 15, 2018

Kim M. Smith



Notary Public in and for the State of Washington
Residing at MOUNT VERNON
My appointment expires: 10-6-2020

DESCRIPTION:

PARCEL "A":

Lot 17, "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of unopened Crosby Drive No. 7409 road right of way within the "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington, lying between Lots 17 and 18 and further described as follows:

Beginning at the Northwest corner of Lot 17, "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;
thence North $82^{\circ}37'00''$ East along the North line thereof, a distance of 102.41 feet to the Northeast corner of said Lot 17 and the true point of beginning;
thence continue North $82^{\circ}37'00''$ East a distance of 60.00 feet to the West line of Lot 18 of said plat;
thence South $7^{\circ}23'00''$ East along said West line a distance of 47.46 feet;
thence along a curve to the left having a radius of 25.00 feet through a central angle of $124^{\circ}30'00''$ an arc distance of 54.32 feet;
thence South $48^{\circ}07'00''$ West a distance of 86.00 feet;
thence Westerly along a non-tangent curve concave to the South whose radius point bears South $6^{\circ}18'23''$ West a distance of 45.00 feet through a central angle of $36^{\circ}45'58''$ an arc distance of 28.87 feet to the Southeast corner of said Lot 17;
thence North $7^{\circ}23'00''$ West along the East line of said lot, a distance of 119.10 feet to the true point of beginning,

EXCEPT that portion described as follows:

Beginning at the Northwest corner of Lot 17, "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;
thence North $82^{\circ}37'00''$ East along the North line thereof and said North line extended, a distance of 162.41 feet to a point on the West line of Lot 18 of said "PLAT OF CEDAR HILLS NO. 3";
thence South $7^{\circ}23'00''$ East along said West line a distance of 47.46 feet to the true point of beginning;
thence along a curve to the left having a radius of 25.00 feet through a central angle of $124^{\circ}30'00''$ an arc distance of 54.32 feet;
thence South $48^{\circ}07'00''$ West to a point of intersection with a line drawn South $7^{\circ}23'00''$ East from the true point of beginning;
thence North $7^{\circ}23'00''$ West to the true point of beginning.

Situate in the County of Skagit, State of Washington.

DESCRIPTION CONTINUED:

EXCEPT from the above described Parcels "A" and "B", that portion conveyed to A.T. Dyste and S.H. Dyste, by instrument recorded January 11, 2007, under Skagit County Auditor's File No. 200701110055, for boundary adjustment purposes.

PARCEL "C":

That portion of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northwest corner of Lot 17, "PLAT OF CEDAR HILLS NO. 3," as per plat recorded in Volume 9 of Plats, pages 36 and 37, records of Skagit County, Washington;
thence North $82^{\circ}37'00''$ East, along the Northerly line of said Lot 17 and its Easterly projection, a distance of 162.41 feet to the Westerly line of Lot 18 of said plat;
thence North $07^{\circ}23'00''$ West, along said Westerly line, a distance of 50.63 feet to the Northwest corner of said Lot 18;
thence South $65^{\circ}18'08''$ West, a distance of 170.12 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.