

AFTER RECORDING MAIL TO:

Douglas E. Blundell and Vickie J. Blundell
660 NW Saint Helens Avenue
Chehalis, WA 98532

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201809190042
SEP 19 2018

Amount Paid \$18,415.55
Skagit Co. Treasurer

Filed for Record at Request of:
First American Title Insurance Company

By *MLH* Deputy

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GUARDIAN NORTHWEST TITLE CO.

116352

STATUTORY WARRANTY DEED

File No: 4243-3094840 (DJ)

Date: September 10, 2018

Grantor(s): **Ronald R. Himes and Karen J. Himes**

Grantee(s): **Douglas E. Blundell and Vickie J. Blundell**

Abbreviated Legal: **The North 135 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 34 North, Range 4 East, W.M.**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P29744 P107764**

THE GRANTOR(S) Ronald R. Himes and Karen J. Himes, husband and wife for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Douglas E. Blundell and Vickie J. Blundell, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The North 135 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 34 North, Range 4 East, W.M.

TOGETHER WITH that portion of the North 660 feet of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 34 North, Range 4 East, N.M., described as follows:

Beginning at the Southwest corner of the North 135 feet of said subdivision; thence South 89 degrees 32'18" East along the South line of said North 135 feet a distance of 417.40 feet to the West line of that certain 40 foot wide road as reserved in Quit Claim Deed recorded July 23, 1974, under Auditor's File No. 803998, records of Skagit County, Washington; thence Southerly and Southeasterly along said West line a distance of 88.79 feet on a curve to the left having a radius of 165.17 feet, a central angle of 30 degrees 48'09" and a chord bearing of South 15 degrees 17'54" East; thence continuing Southeasterly along said West line a distance of 90.26 feet on a curve to the left having a radius of 305.70 feet, a central angle of 16 degrees 55'02" and a chord bearing of South 39 degrees 09'29" East; thence North 89 degrees 32'18"

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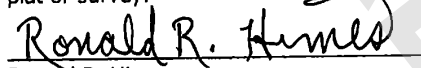
Statutory Warranty Deed
- continued

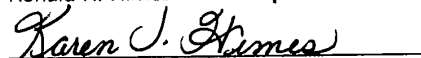
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West a distance of 195.00 feet; thence North 62 degrees 16'58" West a distance of 349.38 feet to the point of beginning;
EXCEPT from the above portion of the North 135 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 34, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of said North 135 feet; thence North 89 degrees 32'18" West along the North line thereof a distance of 265.30 feet to the Easterly line of 20 foot wide strip of land for an existing road; as reserved in document recorded under Auditor's File No. 650646, records of Skagit County, Washington; thence Southeasterly and Southerly along said Easterly line a distance of 124.33 feet on a curve to the right having a radius of 124.09 feet, a central angle of 57 degrees 24'21", and a chord bearing of South 19 degrees 02'23" East; thence continuing Southerly along said Easterly line a distance of 22.74 feet on a reverse curve to the left having a radius of 135.17 feet, a central angle of 09 degrees 38'22" and a chord bearing of South 04 degrees 50'40" West to the South line of said North 135 feet; thence South 89 degrees 32'18" East along said South line a distance of 224.69 feet to the Southeast corner of said North 135 feet; thence North 01 degrees 32'45" East along the East line thereof a distance of 135.02 feet to the point of beginning.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.


Ronald R. Himes


Karen J. Himes

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Statutory Warranty Deed
- continued

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STATE OF Arkansas
COUNTY OF Polk)
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I certify that I know or have satisfactory evidence that **Ronald R. Himes and Karen J. Himes**, 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: 09/11/2018Deborah Ayers

Notary Public in and for the State of Arkansas
Residing at: City of: Lockesburg AR
My appointment expires: 07/07/2027

