

AFTER RECORDING MAIL TO:

Don Kenney and Leah Lambert
6301 Silvana Terrace Road
Stanwood, WA 98292

201811300005
11/30/2018 09:47 AM Pages: 1 of 5 Fees: \$103.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-169938-OE ✓

Land Title and Escrow Statutory Warranty Deed

THE GRANTORS SHIRLEY A. LEE, individually and as Personal Representative of the Estate of Nolan Lee, deceased, Superior Court of the State of Washington for Skagit County Probate Cause No. 17-4-00402-29, as to an undivided 2/3 interest and GREG N. LEE, as his separate property, as to an undivided 1/3 interest for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to DON KENNEY and LEAH LAMBERT, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn NE ¼; SW SE; Gov. Lot 7; Sec. 1, Twn. 33 N, R 3(Aka Tr. 1 & Ptn Tr. 4, Survey#201107070021)

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 330301-0-013-0002, P15247

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. 01-169938-OE.

Dated November 28, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018 5215
NOV 30 2018

Amount Paid \$ 4,633.⁰⁰
Skagit Co. Treasurer
By *MLM* Deputy

Shirley A. Lee
Shirley A. Lee

Shirley A. Lee, Personal Representative of the Estate
of Nolan Lee, deceased, Superior Court of
The State of Washington for Skagit County Probate
Cause No. 17-4-00402-29

Shirley A. Lee
By: Shirley A. Lee, Personal Representative

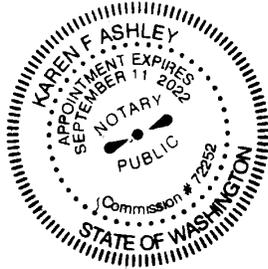
Greg N. Lee
Greg N. Lee

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Shirley A. Lee and Greg N. Lee 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: November 29, 2018

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022



STATE OF Washington }
COUNTY Skagit } SS:
OF _____

I certify that I know or have satisfactory evidence that **Shirley A. Lee** signed this instrument, on oath stated that **she** is authorized to execute the instrument and acknowledged it as the **Personal Representative** of **The Estate of Nolan Lee, deceased, Superior Court of the State of Washington for Skagit County Probate Cause No. 17-4-00402-29** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: November 29, 2018



Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment 9/11/2022

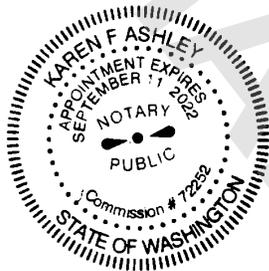


EXHIBIT A

Parcel A

(P15247) 330301-0-013-0002

Tract 1, 'Boundary Line Adjustment' No. PL 11-0207, recorded July 7, 2011 under Skagit County Auditor's File No. 201107070021, said tract more fully described as follows:

That portion of the Southwest ¼ of the Southeast ¼ AND Government Lot 7, all in Section 1, Township 33 North, Range 3 East, W.M.;

Beginning at the Southwest corner of the said Southwest ¼ of the Southeast ¼ of Section 1;
Thence North 89°55'56" East, 1050.16 Feet along the South line of said Southeast ¼;
Thence North 00°04'04" West 973.64 Feet, to the TRUE POINT OF BEGINNING;
Thence North 17°~~25~~⁵⁸'36" East 70.83 Feet;
Thence South 72°01'24" East 50.0 Feet;
Thence North 17°58'36" East 28.0 Feet;
Thence North 72°01'24" West 50.0 Feet;
Thence North 17°58'36" East 234.07 Feet to the South line of the North 30 Feet of said Southwest ¼ of the Southeast ¼ of Section 1;
Thence North 89°41'48" East along said South line, to the Skagit River;
Thence Southerly along said Skagit River to the North line of the South 20 Feet of said Government Lot 7;
Thence South 89°55'56" West along said North line to the Westerly margin of the 'Skagit City Road';
Thence Northerly along said Westerly margin of the 'Skagit City Road' to a point that is South 79°45'41" East of the TRUE POINT OF BEGINNING;
Thence South 36°13'23" West 28.30 Feet to a point that is South 74°23'29" East of the TRUE POINT OF BEGINNING;
Thence North 74°23'29" West 271.85 Feet to the TRUE POINT OF BEGINNING;

EXCEPT ROAD(S) AND EXCEPT ditch and Dike rights-of-way;

Situate within the County of Skagit, State of Washington.

- Continued -

ALTA COMMITMENT

Title Order No.: **01-169938-OE**

EXHIBIT A CONTINUED

Parcel B

(P15288) 330301-4-003-0014

That portion of Tract 4, 'Boundary Line Adjustment' No. PL 11-0207, recorded July 7, 2011 under Skagit County Auditor's File No. 201107070021; being a portion of the Northeast ¼ AND South ½ of Section 1, Township 33 North, Range 3 East, W.M., described as follows:

Beginning at the Southwest corner of the said Southwest ¼ of the Southeast ¼ of Section 1, Township 33 North, Range 3 East, W.M.;

Thence North 89°55'56" East, 1050.16 Feet along the South line of said Southeast ¼;

Thence North 00°04'04" West 973.64 Feet;

Thence North 17°25'36" East 70.83 Feet, to the TRUE POINT OF BEGINNING;

Thence South 72°01'24" East 50.0 Feet;

Thence North 17°58'36" East 28.0 Feet;

Thence North 72°01'24" West 50.0 Feet;

Thence South 17°58'36" ~~East~~ ^{west} 28.0 Feet, more or less, to the TRUE POINT OF BEGINNING;

EXCEPT ROAD(S) AND EXCEPT ditch and Dike rights-of-way, if any;

Situate in the County of Skagit, State of Washington.