



201902280104

02/28/2019 02:13 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Linda D. Kager
20480 Comet Lane
Mount Vernon, WA 98274

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019698
FEB 28 2019

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

Amount Paid \$8282.00 *Space above this line for Recorders use only*
Skagit Co. Treasurer
By HB Deputy
Deputy GUARDIAN NORTHWEST TITLE CO.
18-1057

STATUTORY WARRANTY DEED

File No: 4221-3156111 (th)

Date: February 20, 2019

Grantor(s): John Jason Carlson

Grantee(s): Linda D. Kager

Abbreviated Legal: That portion of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 33 North, Range 4 East, W.M.,

Additional Legal on page:

Assessor's Tax Parcel No(s): 330416-0-013-0004

THE GRANTOR(S) John Jason Carlson, an unmarried person for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Linda D. Kager, an unmarried person**, 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:

PARCEL "A"

That portion of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 33 North, Range 4 East, W.M., being more particularly described as follows: Beginning at the south 1/4 corner of said Section 16; thence North 1 degrees 06'44" East along the West line of said Southwest 1/4 of the Southeast 1/4 of Section 16, 189.81 feet; thence North 52°44'04" East, 100.69 feet; thence South 51°29'51" East, 221.61 feet; thence South 1°06'44" West, 112.17 feet to the intersection with the South line of said Southwest 1/4 of the Southeast 1/4 of Section 16. thence South 89°51'26" West along said South line 255.06 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

A certain 20-foot non-exclusive easement for ingress, egress and utilities established

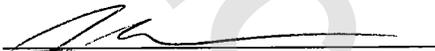
APN: 330416-0-013-0004

Statutory Warranty Deed
- continued

File No.: 4221-3156111 (th)

by Quit Claim Deed dated December 10, 1984, and recorded under Skagit County Auditor's File No. 8501160004, records of Skagit County, Washington (the 1984 Easement) and as supplemented by the additional real property described in Exhibit "B" of that certain deed dated September 15, 2003, between Edward H. Johnson and Maxine G. Johnson, husband and wife as grantors, and Gary E. Fiedler and Stephanie Fiedler, husband and wife, as grantees, recorded September 16, 2003, under Skagit County Auditor's File No. 200309160093, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

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.

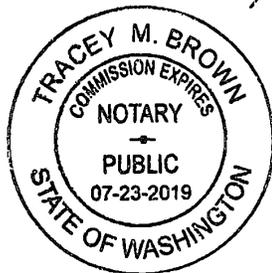

John Jason Carlson

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that John Jason Carlson 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: 2/23/19





Notary Public in and for the State of Washington
Residing at: Camano Island
My appointment expires:

07/23/2019