



201904240051

04/24/2019 03:01 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Guy E. and Linda K. Marsh
24318 Wicker Road
Sedro Woolley, WA 98284

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-171500-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR James A. Kennedy, Personal Representative of the estate of Nellie Louvinie Kennedy, who also was shown of record as Nellie Kennedy as well as N. L. Kennedy, deceased, Superior Court of the State of Washington, Skagit County, Probate Cause No. 17-4-00285-2 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to GUY E. MARSH and LINDA K. MARSH, a married couple the following described real estate, situated in the County of Skagit, State of Washington

**Abbreviated Legal:
Ptn NE / SW; 19-35-5.**

For Full Legal See Attached Exhibit "A"

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 Company's Preliminary Commitment No. 01-171500-OE.

Tax Parcel Number(s): 350519-0-180-0005, P39802

Dated April 23, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20191494
APR 24 2019
Amount Paid \$ 4365.11
Skagit Co. Treasurer
By *BI* Deputy

James A. Kennedy, Personal Representative of The
Estate of Nellie Louvinie Kennedy

James A. Kennedy
By: James A. Kennedy, Personal Representative

STATE OF Washington }
COUNTY OF Spokane } SS:

I certify that I know or have satisfactory evidence that **James A. Kennedy** signed this instrument, on oath stated that **he** is authorized to execute the instrument and acknowledged it as the **Personal Representative** of **the Estate of Nellie Louvinie Kennedy** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: April 23, 2019

Shelley Miner
Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19



EXHIBIT A

That portion of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., described as follows:

Beginning at the Northwest corner of said East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19, on the South edge of what is known as the Wicker Road;
thence East along the South edge of the Wicker Road, a distance of 150 feet;
thence South on a line parallel with the West line of the above described tract a distance of 200 feet;
thence West 150 feet to the West line of the above described tract on a line parallel with the South line of the Wicker Road;
thence North on the West line of the above described tract to the point of beginning;

TOGETHER WITH that portion of the North 200 feet of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 35 North, Range 5 East, W.M., lying Southerly of the Wicker Road running along the North boundary of said subdivision described as follows:

Beginning at the Northeast corner of the Southwest $\frac{1}{4}$ of said Section 19;
thence South $89^{\circ}58'30''$ West along the North line of said Southwest $\frac{1}{4}$, 850.43 feet to the true point of beginning;
thence South $3^{\circ}01'08''$ East 200.27 feet;
thence North $89^{\circ}58'30''$ East 34.74 feet;
thence North $1^{\circ}14'55''$ West 200.05 feet;
thence South $89^{\circ}58'30''$ West 40.93 feet to the point of beginning,

EXCEPT the North 148.75 feet of the West 65 feet of said East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19;

ALSO EXCEPT the West 65 feet of the South 14.3 feet of the North 162.78 feet of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of said Section 19;

AND ALSO EXCEPT that portion thereof, if any, as conveyed to Jack L. Christian, Jr. and Peggy J. Christian by Statutory Warranty Deed, dated May 8, 2017 and recorded May 12, 2017, under Skagit County Auditor's File No. 201705120086;

AND ALSO, EXCEPT that portion thereof, if any, lying within Short Plat No. 52-79, as recorded June 4, 1979, under Skagit County Auditor's File No. 7906040035;

EXHIBIT A, CONTINUED

AND ALSO EXCEPT that portion thereof, if any, as granted to Regency Investment Corporation, by Quit Claim Deed recorded under Skagit County Auditor's File No. 7911020044;

AND ALSO EXCEPT County road along the North line thereof.

Situate in the County of Skagit, State of Washington.