



201905010020

05/01/2019 09:37 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

AFTER RECORDING MAIL TO

Colleen Van Buren
17963 Wood Road
Bow, WA 98232Filed for Record at Request of
Land Title & Escrow of Skagit & Island County
Escrow Number: 01-166852-OE

Land Title and Escrow

Statutory Warranty Deed
(FULFILLMENT)

THE GRANTOR ANGELA MCLEAN, a married woman, as her separate property for and in consideration of In Fulfillment of that certain Real Estate Contract recorded under AF#201511200135 in hand paid, conveys and warrants to COLLEEN VAN BUREN, a married woman, as her separate property the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptns N 1/2, S 1/2, Sec. 12, T 34 N, R 2 E; Ptn Gov. Lots 2, 13, T 34 N, R 2 E & Ptn SW NW, Gov. Lot

Tax Parcel Number: 340212-0-003-0001, P20292, 340212-0-002-0002, P20291, 340307-0-009-0001, P21170, 340307-0-006-0004, P21168

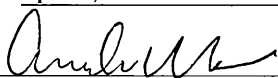
See Attached Exhibit "A"

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated , and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on November 20, 2015 No. 20154736


201511200135

Dated April 30, 2019


Angela McLean

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAXFulfillment
MAY 01 2019

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 8,774.20
Skagit Co. Treasurer
By  Deputy
Excise pd. 4/24/2015
on 11-20-2015

I certify that I know or have satisfactory evidence that Angela McLean
is the person(s) who appeared before me, and said person(s) acknowledged that he / she / they
signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and
purposes mentioned in this instrument.

Dated: April 30, 2019

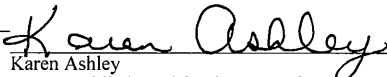

Karen Ashley
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 9/11/2022



EXHIBIT "A"**DESCRIPTION:****PARCEL "A":**

All of that part of the Southeast Quarter of the Northeast Quarter of Section 12 lying South of County Road and West of East Slough, and all that part of the Southwest Quarter of the Northeast quarter of Section 12 lying between the County Road and the East Fork of Middle Slough, and all that portion of the Northwest Quarter of the Southeast quarter of Section 12 lying East of East Fork of said Slough, and all that part of Lot 6, Section 12 lying West of East Slough and Telegraph Slough, and all that part of Lot 4, Section 12 lying East and North of the East Fork of Middle Slough and West of Telegraph Slough, less road, all in Section 12, Township 34 North, Range 2 East, W.M.

All that part of the Southeast Quarter of the Northwest Quarter of Section 12 lying South of the County Road and East of Middle Slough, all of Lots 2 and 3 in Section 12, lying East of Middle Slough and all of Lot 2 of Section 13, and all that part of Lot 4 in Section 12 lying South and West of the East Fork of Middle Slough, and all that part of the Northwest Quarter of the Southeast Quarter of Section 12 lying West of the East Fork of Middle Slough, and all that part of the Southwest Quarter of the Northeast Quarter of Section 12 lying South and West of the East Fork of Middle Slough, the said Sections 12 and 13 being in Township 34 North, Range 2 East, W.M.; EXCEPT that portion conveyed to the State of Washington by deed recorded April 14, 1970 under Auditor's File No. 737852.

AND EXCEPT a strip of land 50 feet wide condemned by City of Anacortes for water pipeline purposes subject to reserved rights to use the surface and access to the above-described premises as declared in Skagit County Cause No. 00-2-01183-3 Stipulated Findings of Fact, Conclusions of Law and Judgment and Decree of Condemnation, Parcel No. 15366 dated November 12, 2002.

Situate in the County of Skagit, State of Washington.

AND ALSO EXCEPT that portion of Section 12, Township 34 North, Range 2 East W.M. described as follows:

Beginning at the intersection of the Middle Slough (Blind Slough) with the Southerly margin of that fifty-foot strip (50') of land condemned on November 12, 2002 under Skagit County Cause No. 00-2-01183-3; thence the following courses and distances along the Southerly margin of said Skagit County Cause:

thence South 75 Degrees 50'05" East a distance of 113.33 feet;
thence South 79 Degrees 24'39" East a distance of 398.70 feet;
thence South 71 Degrees 04'15" East a distance of 299.47 feet;
thence South 75 Degrees 50'05" East a distance of 106.22 feet;
thence South 85 Degrees 17'49" East a distance of 28.82 feet to the centerline of the existing

East

Fork of Middle Slough; thence Southerly along the centerline of the said East Fork of Middle Slough the following courses and distances:

thence South 31 Degrees 50'41" East a distance of 99.26 feet;
thence South 27 Degrees 58'22" East a distance of 93.62 feet;
thence South 29 Degrees 24'04" East a distance of 206.23 feet;
thence South 29 Degrees 00'18" East a distance of 102.57 feet;
thence South 26 Degrees 04'24" East a distance of 97.86 feet;
thence South 16 Degrees 20'43" East a distance of 97.66 feet;

-continued-

DESCRIPTION CONTINUED:

PARCEL "A" continued:

thence South 10 Degrees 06'36" East a distance of 103.28 feet;
thence South 07 Degrees 43'24" East a distance of 94.39 feet;
thence South 00 Degrees 04'35" East a distance of 118.73 feet;
thence South 09 Degrees 04'53" West a distance of 202.81 feet;
thence South 03 Degrees 44'39" East a distance of 39.26 feet;
thence South 18 Degrees 46'10" East a distance of 74.53 feet;
thence South 33 Degrees 47'25" East a distance of 159.54 feet;
thence leaving said slough, North 89 Degrees 34'49" West a distance of 1638.58 feet to the centerline of said Middle Slough (Blind Slough);
thence Northerly along the centerline of said Blind Slough the following courses and distances:
thence North 16 Degrees 27'15" East a distance of 72.24 feet;
thence North 26 Degrees 28'19" East a distance of 313.61 feet;
thence North 11 Degrees 25'40" East a distance of 275.68 feet;
thence North 21 Degrees 19'48" East a distance of 407.32 feet;
thence North 13 Degrees 23'18" East a distance of 220.85 feet;
thence North 06 Degrees 24'13" West a distance of 121.55 feet;
thence North 16 Degrees 11'00" West a distance of 152.04 feet;
thence North 33 Degrees 17'22" West a distance of 66.58 feet to the POINT OF

BEGINNING.

(Also shown as Parcel D of Boundary Line Adjustment recorded on June 19, 2017, under Auditor's File No. 201706190189, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.

PARCEL "B":

All that portion of Government Lot 2, Section 7, Township 34 North, Range 3 East of W.M., West of the Telegraph Slough and South of County Road (now State Highway) and that portion of Government Lot 3, Section 7, Township 34 North, Range 3 East of W.M., lying North and West of Telegraph Slough, except that portion within State Highway No. 1 right of way.

TOGETHER WITH that portion of Government Lot 6 and the Southeast quarter of the Northeast quarter, Section 12, Township 34 North, Range 2 East of W.M., lying North of Telegraph Slough, South of State Highway No. 1, except right of way of Great Northern Railway.

ALSO EXCEPT a strip of land condemned by the City of Anacortes for water pipeline purposes subject to reserved rights to use the surface and access to the above described premises as declared in Skagit County Cause No. 00-2-01183-3, Stipulated Findings of Fact, Conclusions of Law, Judgment and Decree of Condemnation, Parcel No. 15366, dated November 12, 2002.

ALSO EXCEPT any portion of Short Plat No. 96-0053, records of Auditor's File No. 9606180031, records of Skagit County, Washington.

Situate in County of Skagit, State of Washington.