

When recorded return to:
Heather McEwen and James Housden
15211 Mclean Road
Mount Vernon, WA 98273



201905010048

05/01/2019 01:25 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620038169

CHICAGO TITLE CO.
620038169

STATUTORY WARRANTY DEED

THE GRANTOR(S) George T. Roberts and Nancy J. Roberts, Husband and Wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Heather McEwen and James Housden, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Ptn. SW NW, 22-34-3E, W.M.

Tax Parcel Number(s): P22294 / 340322-2-007-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019 1616
MAY 01 2019

Amount Paid \$ 209.⁷⁰
Skagit Co. Treasurer
By *mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: April 29, 2019

George T. Roberts
George T. Roberts
Nancy J. Roberts
Nancy J. Roberts

State of New MexicoCounty of Santa Fe

I certify that I know or have satisfactory evidence that

George T. Roberts and Nancy J. Roberts.

is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: April 30, 2019

Pamela Anne Lujan Vigil
Name: Pamela Anne Lujan Vigil
Notary Public in and for the State of New Mexico
Residing at: Santa Fe
My appointment expires: 2/19/2020

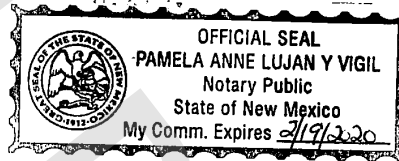


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P22294 / 340322-2-007-0000

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at a point on the East line of said subdivision 466.69 feet North of the Southeast corner thereof; Thence North along the East line of said subdivision to the Northeast corner thereof; Thence West 242.2 feet; Thence South parallel with the East line of said subdivision to a point 466.69 feet North of the South line of said subdivision; Thence East 242.2 feet to the point of beginning;

EXCEPT the East 30 feet of the North 708.17 feet thereof;

AND EXCEPT that portion of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Southeast corner of the Southwest 1/4 of the Northwest 1/4; Thence North along the East line of said Southwest 1/4 of the Northwest 1/4 to a point 951.7 feet South of the Northeast corner of the said Southwest 1/4 of the Northwest 1/4; Thence North along said East line 243 feet; Thence West parallel to the South line of said Southwest 1/4 of the Northwest 1/4 a distance of 30 feet to the true point of beginning; Thence West parallel to the South line of said Southwest 1/4 of the Northwest 1/4 a distance of 12 feet; Thence North parallel to the East line of said Southwest 1/4 of the Northwest 1/4 a distance of 100 feet; Thence East parallel to the South line of said Southwest 1/4 of the Northwest 1/4 a distance of 12 feet, more or less, to the East line of said Southwest 1/4 of the Northwest 1/4; Thence South along said East line to the point of beginning.

AND ALSO EXCEPT that portion conveyed by instrument recorded under Auditor's File No. 200803280158, described as follows:

That portion of the Southwest 1/4 of the Northwest 1/4 of Section 22, Township 34 North, Range 3 East, W.M., described as follows:

Begin at the Southeast corner of said subdivision; Thence North along the East line of said subdivision to a point 951.17 feet South of the Northeast corner of said Southwest 1/4 of the Northwest 1/4; Thence continue North along said East line, 243 feet; Thence West parallel to the South line of said subdivision, 30 feet; Thence North parallel to the East line of said subdivision, 460 feet to the true point of beginning, which point is also the Northwest corner of those premises conveyed to Larry R. Jensen by deed recorded under Auditor's File No. 200002040066; Thence continue North along said parallel line to the North line of said Southwest 1/4 of the Northwest 1/4; Thence East along said North line, 30 feet, more or less, to the Northeast corner of said subdivision; Thence South along the East line of said subdivision to the Northeast corner of said Jensen parcel; Thence West along the North line of said Jensen parcel to the true point of beginning.

Situate in the County of Skagit, State of Washington.

EXHIBIT "B"
Exceptions

1. Reservation contained in an instrument;

Recording Date: February 4, 2000
Recording No.: 200002040065
To wit: "The above described property will be combined or aggregated with the contiguous property owned by the purchaser. The boundary adjustment is not for the purpose of creating an additional building lot."
2. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights.
3. City, county or local improvement district assessments, if any.