



201908150038

08/15/2019 10:57 AM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor

When recorded return to:

Joshua D. Dore, Sr and William H. Dore
12462 Gwen Drive, Unit 3
Burlington, WA 98233

STATUTORY WARRANTY DEED

19-2765
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) Karen J. Kesselring, Personal Representative of the Estate of Ronald Kesselring,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Joshua D. Dore, Sr, an unmarried man and William H. Dore, Jr. a married man, as his separate estate

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

The East 610 feet of that portion of the SE ¼ of the SW ¼ of Section 20, Township 36, North, Range 4 East, W.M., lying Westerly of the Old Highway 99 North Road and Easterly of Old County Road known both as Old Samish Road and as the Friday Creek Road, EXCEPT the North 420 feet thereof.

Situate in the County of Skagit, State of Washing.

Abbreviated legal description: _Sec. 20, Twp 36 N, Range 4 E., W.M. – SE SW

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 as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P49624 & 360420-3-012-0000

Dated: 8/13/19

Estate of Ronald Kesselring

By: Karen J. Kesselring
Karen J. Kesselring, Executor

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-3441

AUG 15 2019

Amount Paid \$6,769.⁰⁰
Skagit Co. Treasurer
By: mam Deputy

Statutory Warranty Deed
LPB 10-05

Order No.: 19-2765-SJ

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STATE OF WASHINGTON
COUNTY OF ISLAND

I certify that I know or have satisfactory evidence that Karen J. Kesselring, Executor of Estate of Ronald Kesselring is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 13th day of August, 2019

Tammy J. Walker
Signature

Tammy J. Walker, Notary
Title

My appointment expires: 2-18-23

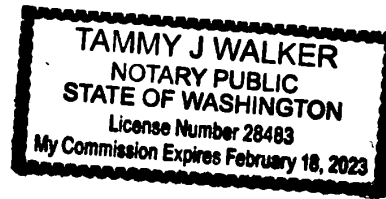


EXHIBIT A
LEGAL DESCRIPTION

Property Address: 3882 Old Highway 99 North Road, Alger, WA 98233
Tax Parcel Number(s): P49624 & 360420-3-012-0000

Property Description:

The East 610 feet of that portion of the SE 1/4 of the SW 1/4 of Section 20, Township 36 North, Range 4 East, W.M., lying Westerly of the Old Highway 99 North Road and Easterly of Old County Road known both as Old Samish Road and as the Friday Creek Road, EXCEPT the North 420 feet thereof.

EXHIBIT B

19-2765-SJ

1. Easement affecting a portion of subject property for utility lines and related facilities and provisions therein, granted to Puget Sound Energy and/or its predecessors, recorded 04/15/1925, as Auditor's File No. 182760 (VOL 136 D, PG 176).
2. Lot certification, including the terms and conditions thereof, recorded 11/30/2018 as Auditor's File No. 201811300063. Reference to the record being made for full particulars. The company makes no determination as to its affects.
3. Easement, affecting a portion of subject property for the purpose of Access and Utilities including terms and provisions thereof granted to Karen J. Kesselring, Personal Representative of the Estate of Ronald Kesselring, deceased recorded April 26, 2019 as Auditor's File No. 201904260102