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09/30/2020 02:13 PM Pages: 1 of 3 Fees: \$105.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Michael and Cassidy Albert
987 Dane Lane
Burlington, WA 98233

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-180073-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2020/09/15
SEP 30 2020

Amount Paid \$ 2293.22
Skagit Co. Treasurer
By *ML* Deputy

Statutory Warranty Deed

THE GRANTORS RICHARD L. NEVITT, JR., who acquired title as RICK L. NEVITT, JR., and DIANE A. Nevitt, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL ALBERT and CASSIDY ALBERT, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

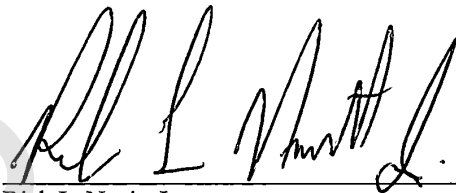
Abbreviated Legal:
Ptn W 1/2 NW 1/4, 32-35-4 & Ptn Lot 10 Burlington Acreage

For Full Legal See Attached Exhibit "A"

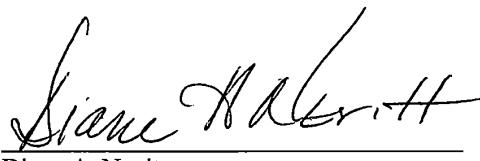
Tax Parcel Number(s):
350432-2-015-0006, P38214, 350432-2-002-0001, P38197, 3867-000-009-0007, P62319

Subject to the 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, Order No. 01-180073-OE.

Dated September 25, 2020



Rick L. Nevitt Jr.

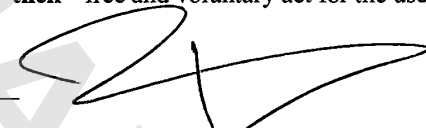


Diane A. Nevitt

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Rick L. Nevitt Jr. and Diane A. Nevitt** are the person(s) who appeared before me, and said person(s) acknowledged that **they** signed this instrument and acknowledge it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/28/2020



Brandi N. Dellinger
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: Nov. 15th, 2022



EXHIBIT A

PARCEL "A":

That portion of the East ½ of the West ½ of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of said West ½ of the Northwest ¼ which is North 2°13'04" East, 1,760.49 feet from the Southeast corner thereof;
thence North 2°13'04" East along said East line a distance of 210.00 feet;
thence North 88°53'56" West parallel to the South line of said Northwest ¼ a distance of 200 feet;
thence South 210 feet to a point which is North 88°53'56" West 200 feet from the point of beginning;
thence South 88°53'56" East a distance of 200 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Northwest ¼ of the Northwest ¼ of Section 32, Township 35 North, Range 4 East, W.M., and that portion of Lot 10, "PLAT OF THE BURLINGTON ACREAGE PROPERTY," as per plat recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Beginning at a point on the East line of said Northwest ¼ of the Northwest ¼, which is North 2°13'04" East 1,507.49 feet from the Southeast corner of the West ½ of the Northwest ¼ of said Section 32, said point being the Northeast corner of a tract conveyed to Harry Andrews et ux by deed recorded December 20, 1973, under Auditor's File No. 780872;
thence North 88°53'56" West along the North line of said Andrews tract and said line extended Westerly to the Easterly line of the Great Northern Railway Company right-of-way;
thence Northerly along said Easterly line to the Southwest corner of a tract conveyed to Larry Fladebo et ux by deed recorded May 31, 1988, under Auditor's File No. 8805310062;
thence South 88°53'56" East along said Southerly line to the East line of tract conveyed to Vern Knutzen et ux by deed recorded April 30, 1959, under Auditor's File No. 579792;
thence Southerly along said Easterly line to a point South 88°53'56" East of the point of beginning;
thence North 88°53'56" West to the point of beginning,

EXCEPT that portion described as follows:

Beginning at a point on the East line of said West ½ of the Northwest ¼ which is North 2°13'04" East 1,760.49 feet from the Southeast corner thereof;
thence North 2°13'04" East along said East line a distance of 210.00 feet;
thence North 88°53'56" West parallel to the South line of said Northwest ¼ a distance of 200 feet;
thence South 210 feet to a point which is North 88°53'56" West 200 feet from the point of beginning;
thence South 88°53'56" East a distance of 200 feet to the point of beginning.

PARCEL "C"

An easement for ingress, egress and utilities as described in that certain "Reciprocal Easement Agreement with Joint Maintenance Provision", recorded July 21, 1988, under Auditor's File No. 8807210020.

Situate in the County of Skagit, State of Washington.