

**AFTER RECORDING MAIL TO:**

**John K. and Kristine A.G. Smith  
5675 Campbell Lake Road  
Anacortes, WA 98221**

**Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-181590-OE**

**Statutory Warranty Deed**

**THE GRANTORS CHERYL L. ABBOTT NELSON and TIMOTHY L. NELSON, wife and husband for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN K. SMITH and KRISTINE A.G. SMITH, a married couple the following described real estate, situated in the County of Skagit, State of Washington**

**Abbreviated Legal:**

**Ptn Gov. Lot 4, 12-34-1 E W.M.**

**For Full Legal See Attached Exhibit "A"**

**Tax Parcel Number(s): P19244, 340112-0-026-0005, P132825, 340112-4-025-0100**

**Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record if any.**

**Dated December 2, 2020**

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Affidavit No. 2020-5185

Dec 04 2020

Amount Paid \$8272.00  
Skagit County Treasurer  
By Bridget Ibarra Deputy

Timothy L. Nelson  
Timothy L. Nelson

Cheryl L. Abbott Nelson  
Cheryl L. Abbott Nelson

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Timothy L. Nelson and Cheryl L. Abbott Nelson is/  
are 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.

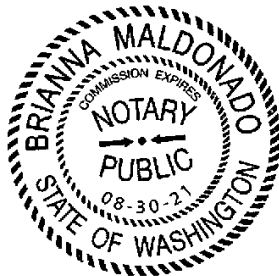
Dated: 12/2/2020

Brianna Maldonado

Notary Public in and for the State of Washington

Residing at Maint Vernon WA 98273

My appointment expires: 08/30/2021



**EXHIBIT A**

That portion of Government Lot 4 in Section 12, Township 34 North, Range 1 East, W.M., described as follows:

Beginning on the South line of the County Road as it existed on April 19, 1933 at a point 40 rods West of the East line of said Government Lot 4;

thence North 200 feet;

thence East 200 feet;

thence South 200 feet;

thence West 200 feet to the point of beginning.

TOGETHER WITH the following described parcel:

Beginning at a point 460 feet West and 790 feet South of the Northeast corner of Government Lot 4, Section 12, Township 34 North, Range 1 East, W.M., which point is the Southeast corner of the main body of Lot 2 of Skagit County Short Plat No. 93-060, as recorded in Volume 11 of Short Plats, page 54, under Auditor's File No. 9401180147, records of Skagit County, Washington;

thence North  $86^{\circ}55'50''$  West along the South line of the main body of said Lot 2, a distance of 195 feet, more or less, to an existing fence;

thence North  $0^{\circ}24'26''$  East along said fence, a distance of 54.22 feet;

thence South  $87^{\circ}44'46''$  East, a distance of 194.89 feet to a point on the East line of said main body of Lot 2 which is 57.00 feet from the Southeast corner thereof;

thence South  $0^{\circ}24'26''$  West along said East line, a distance of 57.00 feet to the point of beginning of this description,

EXCEPT that portion, if any, within the West 660 feet of said Government Lot 4,

AND EXCEPT County road,

AND ALSO EXCEPT that portion conveyed to Skagit County by Deed filed under Auditor's File No. 507474, records of Skagit County, Washington,

AND ALSO EXCEPT that portion, if any, lying South of the County Road.

Situate in the County of Skagit, State of Washington.