

POOR ORIGINAL

When recorded return to:

Kelly R. Bush
1229 Cleveland Avenue
Mt. Vernon, Wa. 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-717
Feb 19 2021
Amount Paid \$3205.00
Skagit County Treasurer
By Chelsea Stalcup Deputy

GNW 21-9550

STATUTORY WARRANTY DEED

THE GRANTOR: Richard D. Nelson, who appears of record as Richard G. Nelson, as his separate property, 775 Austin Street, Bellingham, WA 98229,

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Kelly R. Bush, a single person

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

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

West 1/2 of the Northwest 1/4 of the Northwest 1/4

Abbreviated legal description: N. 5 Ac of the So. 17 ac of Sec. 24, Twp. 34 N., R. 4 E., WM

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: P27731 349424-2-005-0306:

Dated: 2/17/21

Richard D. Nelson
Richard D. Nelson

Statutory Warranty Deed
LPB 10-05

Order No.: 21-9550-S1

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STATE OF WASHINGTON
COUNTY OF SKAGIT

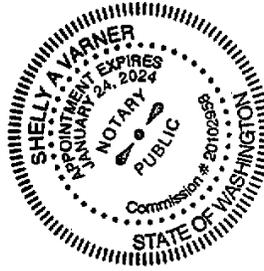
I certify that I know or have satisfactory evidence that Richard D, Nelson is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 17th day of January, 2021

Shelley A. Varner
Signature

Notary
Title

My appointment expires: 01/24/2024



**EXHIBIT A
LEGAL DESCRIPTION**

Property Address: 15077 Baker Heights Road, Mount Vernon, WA 98273
Tax Parcel Number: P27731 340424-2-005-0306

Property Description:

The North five (5) acres of the South Seventeen (17) acres of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 24, Township 34 North, Range 4 East, W.M. EXCEPT the Westerly portion thereof, if any, lying within the existing right-of-way for the Baker Heights Road.

EXHIBIT B
21-9550-SJ

1. Reservations, provisions and/or exceptions contained in instrument executed by Day Lumber Company and H.C. Pteers et ux recorded 09/16/1924 as Auditor's File No. 177232 (133 D 520).
Regarding Mineral Reservations.

2. Reservations, provisions and/or exceptions contained in instrument executed by Richard H. Nelson, et ux, recorded 08/25/1976 as Auditor's File No. 841512. Regarding building approval.

3. General Taxes:

Year: 2021

Amount Billed: \$2,249.88

Amount Paid: \$0.00

Tax Account No.: P27731/340424-2-005-0306