

AFTER RECORDING MAIL TO:

Kirk Robert and RoseAnn McArthur Kelley
2317 22nd Ave South
Seattle, WA 98144

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-183875-OE

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-1409
Apr 01 2021
Amount Paid \$15447.03
Skagit County Treasurer
By Heather Beauvais Deputy

Statutory Warranty Deed

THE DOUGLAS LEE LOEWEN and CYNTHIA EILEEN CAMLIN, AS CO-TRUSTEES OF THE CAMLIN-LOEWEN LIVING TRUST, U/A DATED DECEMBER 18, 2018 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KIRK ROBERT KELLEY and ROSEANN MCARTHUR KELLEY, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Ptn NW ½, Sec 29, Twn 33 N, Rg 4; Ptn Gov Lots 7 & 8, Sec 30, Twn 33, N, Rg 4

For Full Legal See Attached Exhibit "A"

SUBJECT TO covenants, conditions, restrictions, reservations, agreements, and easements of record including but not limited to those on Schedule B-1 of Land Title Company's Preliminary Commitment No. 01-183875-OE.

Tax Parcel Number(s): 330429-3-003-0005, P17467, 330430-0-014-0005, P17500, 330429-0-002-0002, P17433, 330429-3-002-0006, P17466, 330430-0-012-0007, P17498

Subject to all 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 No. 01-183875-OE.

Dated March 30, 2021

(Attached to Statutory Warranty Deed)

Camlin-Loewen Living Trust

Douglas Loewen

By: Douglas Lee Lowen, Trustee

Cynthia Eileen Camlin

By: Cynthia Eileen Camlin, Trustee

STATE OF Washington

County of Skagit

} SS:

I certify that I know or have satisfactory evidence that Douglas Lee Loewen and Cynthia Eileen Camlin are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument, on oath stated they are/is authorized to execute the instrument as Co-Trustees of The Camlin-Loewen Living Trust, U/A Dated December 18, 2018 to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 4-1-21

Cheryl A Froehlich
Printed Name
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: 3-7-24

CHERYL A FROEHLICH
NOTARY PUBLIC
STATE OF WASHINGTON
COMM. EXP. MAR. 07, 2024
COMM. #92604

EXHIBIT A

PARCEL "A":

The North 58 rods of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 33 North, Range 4 East W.M.;

EXCEPT dike and drainage ditch rights-of-way;

AND EXCEPT County road right-of-way;

ALSO EXCEPT therefrom the following described tract:

Beginning at the Northwest corner of said Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$;
thence East along the North line thereof 293 feet;
thence Southwesterly in a straight line to a point on the East line of the Northeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 30, Township 33 North, Range 4 East, W.M., midway between the Northeast corner and the Southeast corner thereof;
thence North along the West line of said Section 29 to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 33 North, Range 4 East, W.M., described as follows:

That portion of the South $\frac{1}{2}$ of the said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ lying West of the dike right-of-way of Dike District No. 16 following a small creek and South of the logging railroad right-of-way of the English Lumber Company;

EXCEPT therefrom the following described tract;

Beginning at the Southwest corner of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East along the South line thereof, a distance of 293 feet;
thence North parallel to the West line of said subdivision to the Southerly right-of-way line of the English Lumber Company logging railroad;
thence Westerly along the Southerly right-of-way line of said logging railroad right-of-way to its intersection with the West line of said Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence South along said West line to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East bank of a small creek with the South line of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, which point is 601 feet, more or less, East of the Southwest corner of said subdivision;

thence East, 301 feet;

thence North, 145 feet;

thence West, 352 feet, more or less, to said creek;

thence South $19^{\circ}22'$ East along said creek, 153.6 feet, more or less, to the point of beginning.

Situate in the County of Skagit, State of Washington.

EXCEPT ANY PORTION OF THE ABOVE DESCRIBED PARCELS "A", "B", AND "C", as conveyed to the Nature Conservancy a District of Columbia non-profit corporation, by deed dated January 31, 2011, and recorded February 1, 2011, under Skagit County Auditor's File No. 201102010235.

PARCEL "D":

That portion of the South $\frac{1}{2}$ of Government Lot 7 and the North $\frac{1}{2}$ of Government Lot 8, lying Westerly of the Conway-Stanwood Highway right of way in Section 30, Township 33 North, Range 4 East, W.M.,

EXCEPT railroad rights of way and dike and drainage ditch rights of way,

ALSO, EXCEPT any portion lying within Tom Moore Slough.

Situate in the County of Skagit, State of Washington.