

202104020094

04/02/2021 11:42 AM Pages: 1 of 3 Fees: \$105.50  
Skagit County Auditor

When recorded return to:

Guardian Northwest Title & Escrow Company  
1301 Riverside Drive, Suite B  
Mount Vernon, WA 98273  
(360) 424-0111

January 31, 2020  
Excise Paid \$4367.27  
# 2020-410  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
Fulfillment  
APR 02 2021

Amount Paid \$  
Skagit Co. Treasurer:  
By \_\_\_\_\_ Deputy

**STATUTORY WARRANTY DEED  
(Fulfillment)**

THE GRANTOR(S)

Raymond E. Carnegie, a married man as his separate estate  
231 Rivers Bend Rd, White Bird, ID 83554

GNW 20-7790-TJ

for and in consideration of

Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to

Byron Staton and Alicia Staton, husband and wife

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

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

Abbreviated legal description: Property 1:


Section 8, Township 33 North, Range 5 East, NE SW & NW SE

Tax Parcel Number(s): P18052/330508-4-003-0007 & P18051/330508-4-002-0404

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated  
January 31, 2020 and conditioned for the conveyance of the above described property, and the covenants of  
warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the  
purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or  
becoming due subsequent to the date of said contract. 202002030157

Real Estate Excise Tax was paid on this sale or stamped exempt on February 2, 2020, receipt number 2020410.

Dated: 10/19/2020

  
Raymond E. Carnegie

Statutory Warranty Deed (Fulfillment)  
LPB 11-05

Order No.: 20-7790-TJ

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STATE OF Idaho  
COUNTY OF Idaho

I certify that I know or have satisfactory evidence that Raymond E. Carnegie 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.

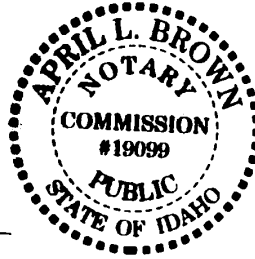
Dated: 19~~th~~ day of October, 2020



Signature

Notary Public

Title



My appointment expires: 11-9, 20 22

# **EXHIBIT A** **LEGAL DESCRIPTION**

Property Address: 25447 Lake Cavanaugh Road, Mount Vernon, WA 98274  
Tax Parcel Number(s): P18052/330508-4-003-0007 & P18051/330508-4-002-0404

## **Property Description:**

**PARCEL** **A:**

The North ½ of the South ½ of the Northwest ¼ of the Southeast ¼ and the East ½ of the North ½ of the South ½ of the Northeast ¼ of the Southwest ¼, lying Easterly of the County Road, Section 8, Township 33 North, Range 5 East, W.M., EXCEPT the West 200 feet thereof that lies North of said road, and EXCEPT a strip of land 60 feet wide for road purposes, described as follows:

Beginning at a point on the North line of County road right-of-way that is 542 feet Northeasterly along said right-of-way from North-South centerline of Section 8, Township 33 North, Range 5 East, W.M.; thence North 70° East for a distance of 80 feet; thence North 45° East for 100 feet, more or less, to South line of the Northeast ¼ of the Northeast ¼ of the Southwest ¼;

ALSO EXCEPT that portion thereof described as follows:

That portion of the North ½ of the South ½ of the Northwest ¼ of the Southeast ¼ of Section 8, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at a point where the Survey line of the Arlington-Bellingham transmission line (as said line is described in instrument recorded under Auditor's File No. 7910230030, records of Skagit County, Washington) intersects the North boundary of said subdivision; thence West along said North boundary 62.5 feet; thence South 60 feet; thence East to the East boundary of the Northwest ¼ of the Southeast ¼ of Section 8; thence North along said East boundary to the Northeast corner of said North ½ of the South ½ of the Northwest ¼ of the Southeast ¼ of said Section 8; thence Westerly along said North boundary to the true point of beginning.

ALSO EXCEPT that portion conveyed to Skagit County by Deed recorded February 28, 1991 under Auditor's File No. 9102280037.

**PARCEL** **B:**

That portion of the Northwest ¼ of the Southeast ¼ of Section 8, Township 33 North, Range 5 East, W.M., described as follows:

Beginning at the Northeast corner of the North ½ of the South ½ of said Northwest ¼ of the Southeast ¼ of Section 8 as shown on map recorded in Book 6 of Surveys, at page 129, as Skagit County Auditor's File No. 8510170051; thence South 88°49'19" West 637.53 feet along the North line of said North ½ of the South ½ of the Northwest ¼ of the Southeast ¼ to the true point of beginning of the herein described tract; thence continue South 88°49'19" West 150 feet along the said North line; thence North 1°10'41" West 60 feet; thence North 88°49'19" East 150 feet parallel to the said North line; thence South 1°10'41" East 60 feet to the true point of beginning.