

When recorded return to:

Terry Michael Kisses-Nicklason and Esperanza Marie Rivera
8207 Maple Avenue
Lyman, WA 98263

202061-LT

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Larry Blacksher and Angela L. Blacksher, husband and wife**

for and in consideration of **THREE HUNDRED FORTY THOUSAND AND 00/100 Dollars**
(\$340,000.00)

in hand paid, conveys, and warrants to **Terry Michael Kisses-Nicklason, and Esperanza Marie Rivera, each an unmarried person, as joint tenants with right of survivorship and not as tenants in common**

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

For Full Legal See Attached "Exhibit A"


Abbreviated Legal: (Required if full legal not inserted above.)

Ptn E 1/2 NW 1/4; Sec17-Twn 35N-Rg 6E

Tax Parcel Number(s): 350617-2-009-0105/P41325

The Grantees by signing the acceptance below, evidence their intention to acquire said premises as joint tenants with right of survivorship, and not as tenants in common.

Accepted and Approved:


Terry Michael Kisses-Nicklason

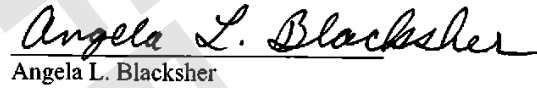
Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown Land Title Company's Preliminary Commitment No. 202061-LT.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2021-4548
Oct 01 2021
Amount Paid \$5445.00
Skagit County Treasurer
By Lena Thompson Deputy

(attached to Statutory Warranty Deed)

Dated: September 24, 2021

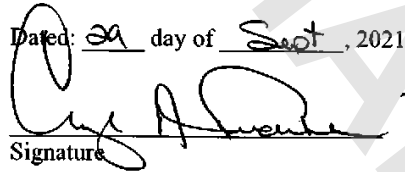

Larry Blacksher


Angela L. Blacksher

STATE OF WASHINGTON
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Larry Blacksher and Angela L Blacksher 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: 29 day of Sept, 2021


Signature

Notary
Title

My appointment expires: 3-7-24

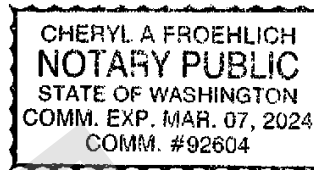


Exhibit A**PARCEL "A":**

That portion of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 1,072 feet South and 700 feet West of the Northwest corner of the Northwest $\frac{1}{4}$ of said Section, said point being the Southeast corner of that certain 12-foot strip reserved by F.A. Ramey and Pauline Ramey in deed filed under Auditor's File No. 430178, records of Skagit County, Washington;
thence South a distance of 138.00 feet to the Southwest corner of that certain tract described in deed to F.M. and Mary L. Foster filed under Auditor's File No. 146372, records of Skagit County, Washington;
thence East along the South line of said Foster Tract a distance of 86.00 feet;
thence North parallel with the West line of said Foster Tract a distance of 156.00 feet;
thence Southwesterly a distance of 87.73 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

TOGETHER WITH an easement for ingress, egress and utilities over the West 25 feet of the North 20 feet of the following:

That portion of the East $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 17, Township 35 North, Range 6 East, W.M., described as follows:

Beginning at a point 1,210 feet South and 700 feet West of the Northeast corner of the Northwest $\frac{1}{4}$ of said Section 17;
thence South a distance of 150 feet;
thence East a distance of 120 feet;
thence North a distance of 150 feet;
thence West a distance of 120 feet to the point of beginning, all lines running parallel with the Government Survey.

Situate in the County of Skagit, State of Washington.