



202404100030

04/10/2024 10:44 AM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor


When recorded return to:

Gerald E. Nelson and Jenny T. Nelson
PO Box 444
Burlington, WA 98233

210019-LT

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2024 0187
APR 10 2024

Amount Paid \$ 12,180.20
Skagit Co. Treasurer
By  Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) **Marc E. Breckenridge**, who acquired title as **Marc Breckenridge**, an **unmarried person as his separate property**

for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

in hand paid, conveys and warrants to **Gerald E. Nelson and Jenny T. Nelson, husband and wife**

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

For Full Legal See Attached "Exhibit A"

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

Ptn. NW 1/4, Sec. 9-Twn. 35 N.-RG. 1E

Tax Parcel Number(s): 350309-2-001-0002/P33966

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown in Land Title Company's Preliminary Commitment No. 210019-LT.

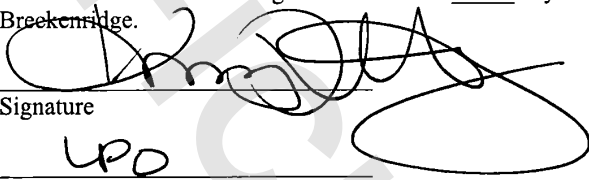
Dated: March 18, 2024

(attached to Statutory Warranty Deed)


Marc E. Breckenridge

STATE OF WASHINGTON
COUNTY OF SKAGIT

This record was acknowledged before me on 8th day of April, 2024 by Marc E. Breckenridge.


Signature

LPO
Title

My commission expires:

August 18, 2024

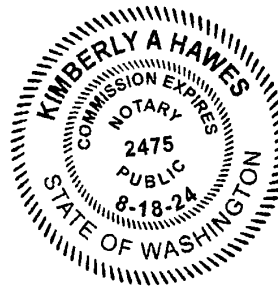


EXHIBIT "A"**LEGAL DESCRIPTION**

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Section 9, Township 35 North, Range 3 East, W.M.,

EXCEPT the following described Tract:

BEGINNING at the Northwest corner of the Northwest $\frac{1}{4}$ of Said Section 9, Township 35 North, Range 3 East, W.M.;

Thence South $00^{\circ}08'00''$ East, along the West line of said Northwest $\frac{1}{4}$ of Section 9, for 1,098.29 feet;

Thence North $88^{\circ}59'47''$ East, parallel with the South line of the North $\frac{1}{2}$ of said Northwest $\frac{1}{4}$ of Section 9, for 50.01 feet to the Easterly right-of-way of Farm to Market Road and being the TRUE POINT OF BEGINNING;

Thence South $68^{\circ}49'28''$ East, for 95.00 feet;

Thence North $88^{\circ}59'47''$ East, for 180.00 feet;

Thence North $6^{\circ}28'32''$ East, for 85.50 feet;

Thence North $88^{\circ}59'47''$ East, for 295.00 feet;

Thence South $0^{\circ}08'00''$ East, parallel with the West line of said Northwest $\frac{1}{4}$ of Section 9, for 205.00 feet;

Thence South $88^{\circ}59'47''$ West, for 140.00 feet;

Thence North $61^{\circ}22'20''$ West, for 152.11 feet;

Thence South $88^{\circ}59'47''$ West, for 300.00 feet to said Easterly right-of-way margin of Farm to Market Road at a point bearing South $00^{\circ}08'00''$ East from the TRUE POINT OF BEGINNING;

Thence North $00^{\circ}08'00''$ West along said Easterly right-of-way margin, for 80.87 feet to the TRUE POINT OF BEGINNING.

ALSO, EXCEPT County roads and ditch rights-of-way as appropriated by court order in Skagit County Superior Court Cause #14070 on May 18, 1934.