

After recording return to:
Lenard L. Wittlake, PLLC
P.O. Box 1233
Walla Walla, WA 99362

Excise # 1763
Excise Pd \$78.00
June 6, 1975
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Fulfillment
OCT 28 2024
Amount Paid \$
Skagit Co. Treasurer
By *CT* Deputy



202410280065

10/28/2024 03:43 PM Pages: 1 of 3 Fees: \$305.50
Skagit County Auditor

WARRANTY FULFILLMENT DEED

GRANTORS: KNUTSON, LOWELL E. and KNUTSON, SHIRLEY E., husband and wife

GRANTEES: RESER, LaVONNE L. and RESER, YANCEY, wife and husband

ABBREV. LEGAL DESCRIPTIONS: PTN OF GOVT LOT 2, SEC 25, T36N, R 1 EWM - TRACT A OF SHORT PLAT NO. 65-73, RECORDED UNDER AFN 806786 (Parcel 1);

PTN OF GOVT LOT 2, SEC 25, T36N, R 1 EWM - TRACT C OF SHORT PLAT NO. 65-73, RECORDED UNDER AFN 806786 (Parcel 2), more particularly described on page 3

TAX PARCEL NUMBERS: 360125-0-001-0106/P46509 (Parcel 1)
360125-0-001-0304/P46511 (Parcel 2)

RELATED DOCUMENT: 818557

THE GRANTORS, Lowell E. Knutson and Shirley E. Knutson, husband and wife, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, conveys and warrants to LaVonne L. Reser and Yancey Reser, wife and husband, the following described real estate, situated in the County of Skagit, State of Washington: See Exhibit A attached hereto and by this reference incorporated herein.

Subject to (i) taxes not yet due or payable; (ii) visible easements and underground easements of record; (iii) covenants, conditions, and restrictions of record; (iv) monetary liens which are to be assumed by the grantee or which grantee will take title "subject to"; and (v) reservations in federal or state patents.

This deed is given in fulfillment of that certain real estate contract between the parties hereto, dated June 1, 1975 and recorded June 6, 1975 in the Skagit County Auditor's Records as File No. 818557,

EXHIBIT AParcel 1TRACT "A" – Skagit County Short Plat No. 65-73

A portion of Government Lot 2, Section 25, Township 36 North, Range 1 East, W.M., being more particularly described as follows:

Beginning at the northwest corner of Lot 4 of the Plat of Florence V. Lewis, North Guemes Tracts, as per plat recorded in Volume 4 of Plats at page 41, records of Skagit County, Washington (bearings are oriented to said plat); thence North 22°17' West along the easterly line of the county road, a distance of 80.00 feet; thence North 67°55' East, a distance of 170 feet, more or less, to the line of ordinary high tide; thence southeasterly along said high tide line, a distance of 105 feet, more or less, to the northeast corner of said Lot 4 of Florence V. Lewis, North Guemes Tracts; thence South 76°38'10" West along the north line of said Lot 4, a distance of 158.48 feet to the point of beginning.

Parcel 2TRACT "C" – Skagit County Short Plat No. 65-73

A portion of Government Lot 2, Section 25, Township 36 North, Range 1 East, W.M., being more particularly described as follows:

Commencing at the northwest corner of Lot 5 of the Plat of Florence V. Lewis, North Guemes Tracts, as per plat recorded in Volume 4 of Plats at page 41, records of Skagit County, Washington; thence North 13°21'50" West (bearings of this description are oriented to said plat) a distance of 109.50 feet to the TRUE POINT OF BEGINNING; thence continue North 13°21'50" West a distance of 109.50 feet; thence North 76°38'10" East a distance of 140.63 feet to the West boundary of the county road; thence South 22°17' East along said road boundary a distance of 110.84 feet to a point bearing North 76°38'10" East from the TRUE POINT OF BEGINNING; thence South 76°38'10" West a distance of 157.81 feet to the TRUE POINT OF BEGINNING.