

AFTER RECORDING MAIL TO:

Paul Grunau, Robin Dean Leyden
5965 Nora Lynn Dr.
Woodland Hills, CA 91367



201806150099

06/15/2018 03:56 PM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-167873-OE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20182616
JUN 15 2018

Amount Paid \$ 23,963.⁸⁰
Skagit Co. Treasurer
By *mm* Deputy

Land Title and Escrow Statutory Warranty Deed

THE GRANTORS CRAIG C. THORNTON and BARBARA I. THORNTON, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to PAUL GRUNAU and ROBIN DEAN LEYDEN, each an unmarried person, as joint tenants with right of survivorship, and not as community property or as Tenants in Common(see page 2 for Grantee's acknowledgment) the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn N ½ SE ¼, 5-35-4

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 350405-0-015-0003, P35798, 350405-4-003-0100, P123202, 350405-4-004-0214, P123203 , 350405-4-004-0313, P35829

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 and Escrow Company's Preliminary Commitment No. 01-167873-OE.

Dated June 6, 2018

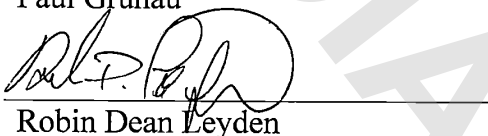

Craig C. Thornton


Barbara I. Thornton

EXHIBIT – JTWROS

The undersigned Grantees herein agree to acquire title as Joint Tenants with Right of Survivorship, and not as Tenants-in-Common and not as Community Property.

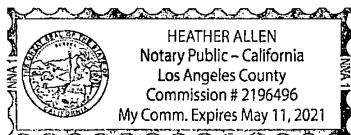

Paul Grunau

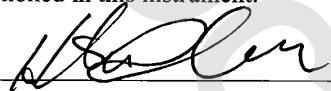

Robin Dean Leyden

STATE OF California }
COUNTY OF Los Angeles } SS:

 I ^{ACA}certify that I know or have satisfactory evidence that Paul Grunau and Robin Dean Leyden is the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledge it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 12 2018

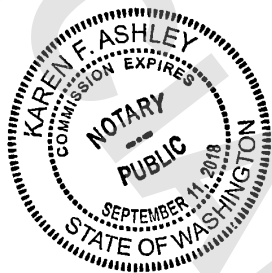



Notary Public in and for the State of California
Residing at: Los Angeles
My appointment expires: May 11, 2021

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Craig C. Thornton and Barbara I. Thornton is / are the person(s) who appeared before me, and said person(s) acknowledged that he / she / they signed this instrument and acknowledged it to be his / her / their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: June 15th, 2018



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018

EXHIBIT A**PARCEL A:**

The West 200 feet of the East 500 feet of that portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 5, Township 35 North, Range 4 East, W.M., lying South of the old railroad grade.

ALSO, an undivided $\frac{1}{17}$ interest in that portion of the old railroad grade lying within said North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$;

Also, that portion conveyed by Boundary Line Adjustment Deed recorded August 4, 2005, under Auditor's File No. 200508040128, records of Skagit County, Washington, described as follows:

The East $\frac{1}{3}$ rd of the East 1,550 feet of that portion of the North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 5, Township 35 North, Range 4 East, W.M., lying South of the old railroad grade,

EXCEPT the East 500 feet thereof.

Also, an undetermined undivided interest in the West 735 feet of the East 1,215 feet of that portion of said North $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ lying North of the old railroad grade and South of the Samish River.

Situate in the County of Skagit, State of Washington.

PARCEL B:

A non-exclusive easement for road purposes over and across the 60 foot road right of way, as used and fenced, and located on the ground on April 29, 1966, connecting with the West line of the County road running Northerly and Southerly through the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 4, Township 35 North, Range 4 East, W.M., and the West line of said subdivision where the same is intersected by the existing road running along the old grade, as said easement was established and created by instrument dated April 29, 1966, and recorded December 30, 1966, under Auditor's File No. 692836, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.