



201203210013
Skagit County Auditor

3/21/2012 Page 1 of 2 10:14AM

When recorded return to:

Mr. Brian E. Sweeney, Trustee
2517 Northwoods Loop
Mount Vernon, WA 98273

LAND TITLE OF SKAGIT COUNTY
Filed for Record at Request of
Land Title and Escrow
Escrow Number: 141155-OE

Grantor: Erik A. Nielsen and Karyelle D. Nielsen
Grantee: The Brian E. Sweeney and Donna M. Sweeney Trust, dated November 14, 2008

Statutory Warranty Deed

THE GRANTOR ERIK A. NIELSEN and KARYELLE D. NIELSEN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BRIAN E. SWEENEY and DONNA M. SWEENEY, the Settlers and Co-Trustees of THE BRIAN E. SWEENEY and DONNA M. SWEENEY TRUST, dated November 14, 2008 the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 23, Cedar Heights P.U.D., Ph. 1

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4917-000-023-0000, P125719

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 Company's Preliminary Commitment No. 141155-OE.

Dated March 13, 2012

Erik A. Nielsen
Erik A. Nielsen

Karyelle D. Nielsen
Karyelle D. Nielsen

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Erik A. Nielsen and Karyelle D. Nielsen the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: March 19, 2012



Cindy L. Frydenlund
~~Karen Ashley~~ Cindy L. Frydenlund
Notary Public in and for the State of Washington
Residing at Skagit ~~Skagit~~ Walla Walla Mt. Vernon
My appointment expires: 2/15/14 ~~9/15/2014~~

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2012734
MAR 21 2012

Amount Paid \$ 2799.60
Skagit Co. Treasurer
By mem Deputy

EXHIBIT A

Schedule "A-I"

141155-OE

DESCRIPTION:

PARCEL "A":

Lot 23, "PLAT OF CEDAR HEIGHTS PUD 1/PHASE I," as per plat recorded on January 19, 2007, under Auditor's File No. 200701190116, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

PARCEL "B":

An easement for ingress, egress, and utilities 26 feet in width, as delineated on the face of Lots 19 through 22, inclusive, and Lot 24, "PLAT OF CEDAR HEIGHTS PUD 1/PHASE I," as per plat recorded on January 19, 2007, under Auditor's File No. 200701190116, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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