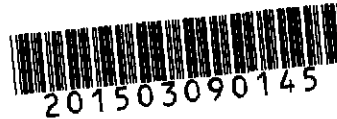


When recorded return to:

Mr. and Mrs. Michael Needham  
15102 Nookachamps Road  
Mount Vernon, WA 98273



Skagit County Auditor  
3/9/2015 Page

1 of 2 2:59PM  
\$73.00

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 151460-OE ✓

Grantor: Matthew J. Lazzari  
Grantee: Michael Needham and Julie Needham

**Land Title and Escrow Statutory Warranty Deed**

THE GRANTOR MATTHEW J. LAZZARI, as his separate property(Unmarried) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MICHAEL NEEDHAM and JULIE NEEDHAM, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NW 1/4 OF NE 1/4, 23-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340423-0-015-0002, P27615

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. 151460-OE.

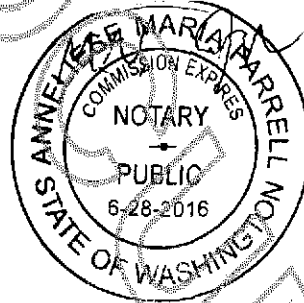
Tax Parcel Number(s): 340423-0-015-0002, P27615

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2015723  
MAR 09 2015

Dated MARCH 6, 2015

Matthew J. Lazzari by:  
Danielle Crawley Attorney in fact  
Matthew J. Lazzari by: Danielle Crawley  
Attorney in Fact

Amount Paid \$4,010.00  
Skagit Co. Treasurer  
By nam Deputy



STATE OF Washington  
COUNTY OF Skagit } SS:

On this 9th day of MARCH 2015 before me personally appeared \_\_\_\_\_

Danielle Crawley, to me known to be the individual described in and who executed the foregoing instrument \_\_\_\_\_ as Attorney in Fact for Matthew J. Lazzari and acknowledged that she signed and sealed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal) Annette Marie Parrell

Notary Public in and for the State of Washington  
Residing at Le Cleve  
My appointment expires: 6/28/16

## EXHIBIT A

### PARCEL "A":

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the County Road along the North line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 621 feet 11 inches East of the West line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence South 80 feet to the true point of beginning;  
thence South to a point 181.5 feet South of the North line of said Section;  
thence East 160 feet, more or less, to the West line of that certain tract conveyed to Grant S. Orsborn and Violet H. Orsborn, by deed recorded under Auditor's File No. 473084;  
thence North to a point East of the point of beginning;  
thence West to the point of beginning.

Situate in the County of Skagit, State of Washington.

### PARCEL "B":

That portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 23, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the South line of the County Road along the North line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ , 621 feet 11 inches East of the West line of said Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$ ;  
thence South 80 feet;  
thence East 160 feet to the West line of that certain tract conveyed to Grant S. Orsborn and Violet H. Orsborn, by deed recorded under Auditor's File No. 473084;  
thence North 80 feet to the South line of the County Road;  
thence West 160 feet to the point of beginning.

Situate in the County of Skagit, State of Washington.