

AFTER RECORDING MAIL TO:

John Paul Calamaras
829 Ferry Street
Sedro Woolley, WA 98284



Skagit County Auditor \$73.00
8/12/2015 Page 1 of 2 2:12PM

Filed for Record at Request of:
First American Title Insurance Company

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GUARDIAN NORTHWEST TITLE CO.

109665-1

STATUTORY WARRANTY DEED

File No: **4221-2478626 (SR)**

Date: **July 29, 2015**

Grantor(s): **Richard A. Muhlbeier and Joyce Muhlbeier**
Grantee(s): **John Paul Calamaras**
Abbreviated Legal: **W 1/2 Lot 11, Sedro Home Acreage Plate No. 1**
Additional Legal on page:
Assessor's Tax Parcel No(s): **P77065**

THE GRANTOR(S) Richard A. Muhlbeier and Joyce Muhlbeier for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **John Paul Calamaras, a single man**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

The West half (1/2) of Lot 11, "PLATE NO. 1, SEDRO HOME ACREAGE, SKAGIT CO., WASH. 1904", according to the recorded plat thereof in the office of the Auditor of Skagit County, Washington, in Volume 3 of Plats, page 39; EXCEPT such portions thereof as reserved for street purposes by deeds recorded in Volume 77 of Deeds, Page 131, and Volume 94 of Deeds, Page 201, records of said County.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3164
AUG 12 2015

Amount Paid \$ **5,060.²⁰** LPB 10-05
Skagit Co. Treasurer
By *[Signature]* Deputy

APN: P775065

Statutory Warranty Deed
- continued

File No.: 4221-2478626 (SR)

Richard A. Muhlbeier
Richard A. Muhlbeier

Joyce Muhlbeier
Joyce Muhlbeier

STATE OF Washington)
)-ss
COUNTY OF WHATCOM)

I certify that I know or have satisfactory evidence that **Richard A. Muhlbeier and Joyce Muhlbeier**, ~~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: 7/30/2015 *Cathy L. Meyer*

Notary Public in and for the State of Washington
Residing at: WHATCOM
My appointment expires: 2/27/2017

