

AFTER RECORDING MAIL TO:

Lynn Voss and Teresa Voss
19630 Skyridge Road
Mount Vernon, WA 98274



201512040165

Skagit County Auditor \$74.00
12/4/2015 Page 1 of 2 3:41PM

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

Space above this line for Recordors use only
GUARDIAN NORTHWEST TITLE CO.

110444

STATUTORY WARRANTY DEED

File No: 4202-2557567 (JP)

Date: November 30, 2015

Grantor(s): Leah Michelle Hanson

Grantee(s): Lynn Voss and Teresa Voss

Abbreviated Legal: Section 32, Township 34 North, Range 4 East; Ptn. SW 1/4 - NE 1/4
(aka Tract B, SP #23-76)

Additional Legal on page:

Assessor's Tax Parcel No(s): (P29481)34043210150405

THE GRANTOR(S) Leah Michelle Hanson, who acquired title as Leah Michelle Atchley, a single person for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Lynn Voss and Teresa Voss, a married couple, 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:

Tract "B" of Short Plat No 23-76, approved May 26, 1976 and recorded May 27, 1976, under Auditor's File No. 835799, in Volume 1 of Short Plats, pages 134 and 135, records of Skagit County, Washington; being located in the Southwest 1/4 of the Northeast 1/4 of Section 32, Township 34 North, Range 4 East, W.M., EXCEPT that portion of said Tract "B" lying Southerly of the following described line: Beginning at the Southwest corner of said Tract "B", Skagit County Short Plat No. 23-76, from which the South line of said Tract "B" bears South 89°36'49" East; thence North 76°54'51" East, parallel with and Northerly of an existing fence line, 154.03 feet, more or less, to the East line of said Tract "B" at a point being North 0°02'50" East, 35.89 feet, from the Southeast corner of said Tract "B" and being the terminus of said line.

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.

Leah Michelle Hanson
Leah Michelle Hanson

STATE OF Washington)
COUNTY OF ~~Skagit~~ Whatcom)^{SS}

I certify that I know or have satisfactory evidence that **Leah Michelle Hanson**, 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: Dec. 1, 2015 Judy Sturlaugson

Notary Public in and for the State of Washington
Residing at: Bellevue, WA
My appointment expires: 5-24-17

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20154119
DEC 04 2015

Amount Paid \$ 7570.00
Skagit Co. Treasurer
By [Signature] Deputy

Notary Public
State of Washington
JUDY STURLAUGSON
My Appointment Expires May 24, 2017