

When recorded return to:

Mr. Garrett Rader
806 Northern Avenue
Sedro Woolley, WA 98284



Skagit County Auditor \$74.00
5/3/2016 Page 1 of 2 3:10PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154891-SE ✓

Grantor: Kent Kitchen
Grantee: Garrett Rader

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR KENT KITCHEN, 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 GARRETT RADER, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn Lot 26, Plate 2, Sedro Home Acreage. GR

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4171-002-026-0100, P77206

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. 154891-SE.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Tax Parcel Number(s): 4171-002-026-0100, P77206

Dated May 2nd 2016

Kent Kitchen
Kent Kitchen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20161740
MAY 03 2016

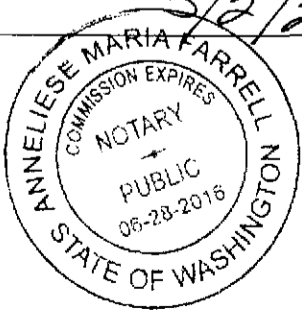
Amount Paid \$ 3146.70
Skagit Co. Treasurer
By Memo Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Kent Kitchen**

the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5/2/2016 Annelise Maria Farrell



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

DESCRIPTION:

That portion of Lot 26, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT CO., WASH.," as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, Washington, described as follows:

Beginning at a point on the North line of said Lot 26, that is 80 feet West of the Northeast corner thereof;
thence West along said North line a distance of 70 feet;
thence South to the Northerly line of Railroad Avenue;
thence Easterly along the Northerly line of said Railroad Avenue to a point that is due South of the point of beginning;
thence North to the point of beginning.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.