



201701120086

Skagit County Auditor

\$75.00

1/12/2017 Page

1 of

3 3:25PM

When recorded return to:
Justin Lee and Dreama Lee
1685 H Street, Suite 679
Blaine, WA 98230

Filed for record at the request of:
Fidelity National Title
P.O. Box 638
Mount Vernon, WA 98273

CHICAGO TITLE

620029743

Escrow No.: 611149049

STATUTORY WARRANTY DEED

THE GRANTOR(S) William S. McMaster, III and Andrea M. McMaster, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) and other good and valuable
consideration
in hand paid, conveys, and warrants to Justin Lee and Dreama Lee, husband and wife

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

Tax/Map ID(s): Lots 5 & 6 Block 2 Nobles add to Mount Vernon and PTN SW NW 29-34-04

Tax Parcel Number(s): P28353 340429-0-180-0005, P53937 3748-002-006-0001,

Subject to:

1. RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, RESTRICTIONS, AGREEMENTS, NOTES, DEDICATIONS, ENCROACHMENTS, AND EASEMENTS PRESENTLY OF RECORD.


SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017 141
JAN 12 2017


Amount Paid \$ 2995.40
Skagit Co. Treasurer
By *Mdm* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: 1-11-2017



William S. McMaster, III

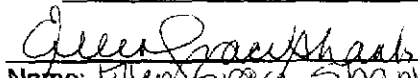


Andrea M. McMaster

State of WASHINGTON
County of ~~SKAGIT~~ Clallam

I certify that I know or have satisfactory evidence that William S. McMaster, III and Andrea M. McMaster are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 1-10-2017



Name: Ellen Grace Shanks
Notary Public in and for the State of Washington
Residing at: Skagit WA
My appointment expires: 08/29/2017

Notary Public
State of Washington
ELLEN GRACE SHANKS
My Appointment Expires Aug 29, 2017

EXHIBIT A LEGAL

Order No.: 611149049

For APN/Parcel ID(s): P28353 / 340429-0-180-0005 and P53937 / 3748-002-006-0001

PARCEL A:

That portion of the South Half of the Southwest Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Northeast corner of Lot 6, Block 2, Noble's Addition to Mount Vernon, according to the plat thereof recorded in Volume 6 of Plats, page 9, records of Skagit County, Washington; thence North along the West line of Sixth Street a distance of 62.48 feet; thence West parallel with the North line of Lots 5 and 6, Block 2, Noble's Addition to Mount Vernon a distance of 104 feet; thence South to the Northwest corner of said Lot 5, Block 2, Noble's Addition to Mount Vernon; thence East along the North line of said Lots 5 and 6, Block 2, Noble's Addition to Mount Vernon, to the point of beginning.

Situated in Skagit County, Washington.

PARCEL B:

Lots 5 and 6, Block 2, NOBLE'S ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 6 of Plats, page 9, records of Skagit County, Washington;

EXCEPT the South 95 feet thereof.

Situated in Skagit County, Washington.