



Skagit County Auditor \$73.00
3/20/2017 Page 1 of 1 1:45PM

When recorded return to:
Ryan W. Price and Sophia E. Price
4009 Old Hwy 99 S.
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 112652

Statutory Warranty Deed

112652
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Vargas Real Estate Group, LLC, as to a 50% interest and Jerry Thompson, ^{subject to} ~~the presumptive community interest of his spouse, if any on October 11, 2016,~~ as to a 50% interest for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to Ryan W. Price and Sophia E. Price, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: ** at all times since October 11, 2016*
Section 31, Township 34 North, Range 4 East, SE SE (aka Tract A SP 8-73)

Tax Parcel Number(s): P29328, 340431-4-015-0202

That portion of the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 31; thence South 89°13'19" West along the North line of said subdivision, a distance of 30.00 feet, to a point on the West boundary of State Highway 99, said point being the true point of beginning; thence continue South 89°13'19" West along said subdivision line, a distance of 209.57 feet; thence South 0°20'48" East parallel to the West line of said State Highway 99, a distance of 155.02 feet; thence North 89°13'19" East, parallel to the North line of said subdivision, a distance of 209.57 feet to a point on the West boundary of said State Highway 99; thence North 0°20'48" West along said West boundary, a distance of 155.02 feet to the true point of beginning.

Also known as Tract A of Skagit County Short Plat No. 8-73, approved April 2, 1973.
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 as described in Exhibit "A" attached hereto

Dated 3-15-17
Vargas Real Estate Group, LLC

By: Juan Vargas, Authorized Agent

Jerry Thompson
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20171093
MAR 20 2017

STATE OF Washington }
COUNTY OF Skagit } SS:

Amount Paid \$ 5523.00
Skagit Co. Treasurer
By Mdm Deputy

I certify that I know or have satisfactory evidence that Vargas Real Estate Group, LLC and Jerry Thompson, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 3-15-17

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Burlington
My appointment expires: 1/07/2019 3/7/20

