



201703300083

Skagit County Auditor \$76.00
3/30/2017 Page 1 of 4 11:14AM

After Recording Return To:
Donald E. and Carol R. Hundahl
19075 West Big Lake Blvd.
Mount Vernon, WA 98274

STATUTORY WARRANTY DEED

GRANTORS:	DONALD E. HUNDAHL and CAROL R. HUNDAHL, husband and wife
GRANTEE:	PHOENIX RECOVERY SERVICES ENTERPRISES, LLC, a Washington limited liability company
Legal Description:	Page 1
Assessor's Tax Parcel No:	340417-0-189-0000 (P25849) 340417-0-167-0006 (P25786)

SKAGIT COUNTY WASHINGTON
 REAL ESTATE EXCISE TAX
 20171235
 MAR 30 2017
 Amount Paid \$
 Skagit Co. Treasurer
 By *Mdm* Deputy

THE UNDERSIGNED GRANTORS, **DONALD E. HUNDAHL** and **CAROL R. HUNDAHL**, husband and wife, for and in consideration of the transfer of capital to a limited liability company (mere change in form of ownership), convey and warrant to **PHOENIX RECOVERY SERVICES ENTERPRISES, LLC**, a Washington limited liability company, all of Grantors' right, title, and interest in and to the following described real estate situated in the County of Skagit, State of Washington, together with all after-acquired title of the Grantors therein, to-wit:

As hereto attached in Exhibit "A" and by this reference made a part hereof.

SUBJECT TO: Easements, restrictions and reservations of record.

DATED this 24th day of March, 2017.

Donald E. Hundahl
DONALD E. HUNDAHL

Carol R. Hundahl
CAROL R. HUNDAHL

STATE OF WASHINGTON
COUNTY OF SKAGIT

}
SS.

I certify that I know or have satisfactory evidence **DONALD E. HUNDAHL** is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24th day of March, 2017.

JOHN T BURKE
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 02-13-2021

John T. Burke
Printed Name JOHN T. BURKE
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-13-2021

STATE OF WASHINGTON
COUNTY OF SKAGIT

}
SS.

I certify that I know or have satisfactory evidence **CAROL R. HUNDAHL** is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 24th day of March, 2017.

JOHN T BURKE
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 02-13-2021

John T. Burke
Printed Name JOHN T. BURKE
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-13-2021

Exhibit "A"
Legal Description

340417-0-189-0000 / P25849

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East line of Windsor Drive as shown on the Plat of "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington, which point is 120 feet South of the Southwest corner of Tract 1 in said plat;

thence South $89^{\circ}37'$ East parallel to the South line of said plat, a distance of 150 feet;

thence North parallel with the East line of said Windsor Drive, a distance of 120 feet to the South line of Tract 2 of said plat;

thence South $89^{\circ}37'$ East along the South line of Tract 2, a distance of 5 feet;

thence South parallel with the East line of said Windsor Drive and said East line extended South to the North line of State Highway No. 538 (commonly known as College Way);

thence West along the North line of said highway, a distance of 130 feet, more or less, to its intersection with the Easterly line of the aforementioned Windsor Drive;

thence along said Easterly line on a curve to the right having a radius of 20 feet, an arc distance of 31.12 feet;

thence continue North along the East line of Windsor Drive, a distance of 100.30 feet, more or less, to the point of beginning.

EXCEPT the South 10 feet thereof conveyed to the City of Mount Vernon under Auditor's File No. 8107160049,

ALSO EXCEPT that portion conveyed to the State of Washington by Deed recorded May 13, 1991, under Auditor's File No. 9105130037.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

340417-0-167-0006 / P25786

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 1, "COLLEGE HEIGHTS ADDITION, MOUNT VERNON, WASHINGTON", as per plat recorded in Volume 7 of Plats, pages 101 and 102, records of Skagit County, Washington;

thence South along the East line of Windsor Drive, as shown on said plat a distance of 120 feet;

thence South $89^{\circ}37'$ East parallel to the South line of said plat a distance of 150 feet;

EXHIBIT "A"

thence North parallel to the East line of Windsor Drive a distance of 120 feet to the South line of Lot 2 of said plat of College Heights Addition;
thence North $89^{\circ}37'$ West along the South line of said plat a distance of 150 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

EXHIBIT "A"