



201703310150

Skagit County Auditor

\$77.00

3/31/2017 Page

1 of

5 2:45PM

AFTER RECORDING MAIL TO:

Mr. John R. Close, Jr.
1311 Digby Place
Mount Vernon, WA 98274

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-161600-OE ✓

Land Title and Escrow Statutory Warranty Deed

THE GRANTORS JAMES ROBERT HANIKA and NANCY ANN SHIMEALL, each as their separate property (both single persons) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN R. CLOSE, JR., an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot D-20-A, LU 06-030, Ptn Maddox Creek P.U.D., Phase 3

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Land Title and Escrow Company's Preliminary Commitment NO. 01-161600-OE.

Tax Parcel Number(s): 4900-004-020-0100, P124800

Dated March 28, 2017

NA Signed in counterface Nancy Ann Shimeall
James Robert Hanika Nancy Ann Shimeall

20171299
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 31 2017

Amount Paid \$ 4900
Skagit Co. Treasurer
By MF Deputy

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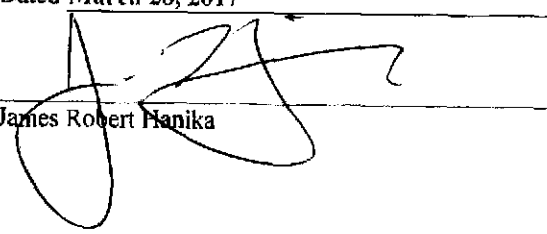
Abbreviated Legal: Lot D-20-A, LU 06-030, Ptn Maddox Creek P.U.D., Phase 3

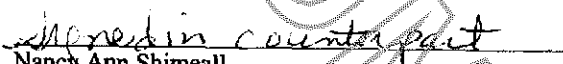
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James Robert Hanika

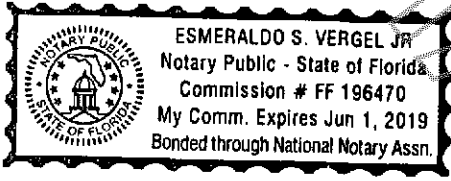

Nancy Ann Shimeall

STATE OF FLORIDA
COUNTY OF DUVAL } SS:

I certify that I know or have satisfactory evidence that
is the person who appeared before me, and said person acknowledged that JAMES HAWKA
signed this instrument and acknowledge it to be _____ free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: MARCH 29, 2017





Notary Public in and for the State of FLORIDA
Residing at JACKSONVILLE, FL
My appointment expires: JUNE 1, 2019

STATE OF WA
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Nancy Ann Shimeall
is the person who appeared before me, and said person acknowledged that She
signed this instrument and acknowledge it to be her free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: 3-29-2017 Bhatt NB

Naresh B. Bhatt
Notary Public
State of Washington
Commission Expires September 03, 2017

Notary Public in and for the State of WA
Residing at Sammamish, WA
My appointment expires: 9-3-2017

Escrow No.: 01-161600-OE

EXHIBIT "A"

LEGAL DESCRIPTION

Lot D-20-A, "MOUNT VERNON LAND USE NO. LU 06-030," approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of the Lots D-20 through D-25 (inclusive), "MADDOX CREEK P.U.D. PHASE 3," as per plat recorded on August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington.

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