



201707200094

Skagit County Auditor
7/20/2017 Page

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3

\$75.00
3:23PM

AFTER RECORDING MAIL TO:

**John R. Maus, Jr.
Lori J. Maus
439 Timberland Loop
Mount Vernon, WA 98273**

**Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-162416-OE**

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR PW CREEK, INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOHN R. MAUS, JR. and LORI J. MAUS, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 55, Twin Brooks, Phase 3, LU-05-024
For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 6035-000-055-0000, P133120

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. 01-162416.

Dated July 16, 2017

PW Creek, Inc., a Washington corporation

By: Kendra F. Decker, Vice President

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017mmbl
JUL 20 2017

Amount Paid \$9406.01
Skagit Co. Treasurer
By Deputy

LPB 10-05(i-1)

UNOFFICIAL DOCUMENT

STATE OF Washington }
COUNTY Skagit } SS:
OF _____

I certify that I know or have satisfactory evidence that

Kendra F. Decker

_____ is/are the _____ who appeared before me, and said person(s) acknowledge she signed this instrument, on oath She is is/are authorized to execute the instrument and acknowledge that as the Vice President of PW Creek, Inc., a Washington corporation to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: July 18th 2017

Diana K Whitney

**Notary Public
State of Washington
DIANA K WHITNEY
MY COMMISSION EXPIRES
May 15, 2021**

Notary Public in and for the State Washington
Residing Brow
My appointment 15 MAY 2021

LPB

EXHIBIT A

Lot 55, "PLAT OF TWIN BROOKS PHASE 3 LU-05-024," as per plat approved April 15, 2016 and recorded April 21, 2016 under Auditor's File No. 201604210098, being a re-record and correction of Auditor's File No. 201604150158, records of Skagit County, Washington.

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