

AFTER RECORDING MAIL TO:

Edward Esco Bell  
317 N. 4th Street  
Mount Vernon, WA 98273



Skagit County Auditor \$76.00  
12/15/2017 Page 1 of 3 2:55PM

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-164733-OE

*Land Title* Statutory Warranty Deed

THE GRANTOR ALLEN F. BIRD, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to EDWARD ESCO BELL, a married man, a his separate property the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 5 & 6, Blk 17, Ball & Ledgers First Add

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 3702-017-006-0003, P52225

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 and Escrow Company's Preliminary Commitment No. 01-164733-OE

Dated December 8, 2017

Allen F. Bird

Margaret Bird spouse of Allen F. Bird

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20175817  
DEC 15 2017

Amount Paid \$ 5345.00  
Skagit Co. Treasurer  
By HB Deputy

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Allen F. Bird and Margaret Bird**

is the person who appeared before me, and said person acknowledged that they  
signed this instrument and acknowledge it to be free and voluntary act for the  
their  
uses and purposes mentioned in this instrument.

Dated: December 15, 2017

Karen Ashley

Karen Ashley

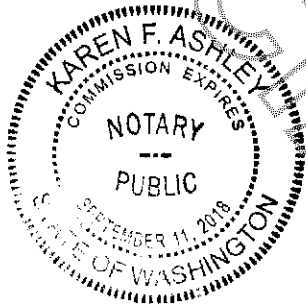
Notary Public in and for the State of

Washington

Residing at Sedro-Woolley

My appointment expires:

9/11/2018



## EXHIBIT A

Lots 5 and 6, Block 17, "BALL & LEDGER'S FIRST ADDITION TO MOUNT VERNON," as per plat recorded in Volume 1 of Plats, page 1, records of Skagit County, Washington.

TOGETHER WITH the vacated East 12.5 feet of Third Street adjacent thereto which attached by operation of law under that City of Mount Vernon Vacation Ordinance No. 335.

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