

When recorded return to:
Joshua Bourdeau
22982 Little Mountain Road
Mount Vernon, WA 98274



Skagit County Auditor \$76.00
3/16/2018 Page 1 of 3 3:57PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033786

CHICAGO TITLE
620033786

STATUTORY WARRANTY DEED

THE GRANTOR(S) Carlos Noe Sanchez and Jessie Marie Cann, Husband and Wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Joshua Bourdeau, a single man

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the North half of the Northeast Quarter of the Southeast Quarter of Section 35, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the North line of said Northeast Quarter of the Southeast Quarter, 103 feet West of the Northeast corner of said subdivision;
thence South parallel with the East line of said subdivision a distance of 20 feet to the South line of the county road and the true point of beginning of this description;
thence continue South parallel with the East line of said subdivision 229 feet;
thence North 48°41' West to the Southeasterly line of the county road;
thence Northerly and Easterly along the South line of said county road right-of-way to the true point of beginning.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P29748 / 340435-0-003-0002

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20181058
MAR 16 2018

Amount Paid \$ 5254.00
Skagit Co. Treasurer
By HBS Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: March 7, 2018

Carlos Noe Sanchez
Carlos Noe Sanchez

Jessie Marie Carr
Jessie Marie Carr

State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that
Carlos Noe Sanchez and Jessie Marie Carr
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: March 14, 2018

Janak Quinn
Name: Janak Quinn
Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 10/29/2019

EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: December 1, 2009

Recording No.: 200912010061

Matters shown: Possible encroachment of a fence along the Easterly line and Southwesterly line of said premises by varying amounts

2. City, county or local improvement district assessments, if any.