



201809210109

09/21/2018 03:19 PM Pages: 1 of 2 Fees: \$100.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Matt Kimmons
6305 100th Street NE
Marysville, WA 98270

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recordors use only

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

116,500

File No: **4221-3116742 (AS)**

Date: **September 07, 2018**

Grantor(s): **Ronald G. Rodgers and Sally Rodgers and Kristin R. Johansen**

Grantee(s): **Matt Kimmons**

Abbreviated Legal: **Lot 44, Block A, "CAPE HORN ON THE SKAGIT, DIVISION NO. 1", as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P62897 and 3868-001-044-0001**

THE GRANTOR(S) Ronald G. Rodgers and Sally Rodgers, a married couple and Kristin R. Johansen, an unmarried person for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Matt Kimmons, an unmarried man**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 44, Block A, "CAPE HORN ON THE SKAGIT, DIVISION NO. 1", as per plat recorded in Volume 8 of Plats, pages 92 through 97, inclusive, records of Skagit County, Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20184224
SEP 21 2018

Amount Paid \$ **4366.00**
Skagit Co. Treasurer

By **B1** Deputy

APN: P62897

Statutory Warranty Deed
- continued

File No.: 4221-3116742 (AS)

Ronald G. Rodgers
Ronald G. Rodgers

Sally Rodgers
Sally Rodgers

Kristin R. Johansen
Kristin R. Johansen

STATE OF Washington)
COUNTY OF Skagit)-ss)

I certify that I know or have satisfactory evidence that **Ronald G. Rodgers and Sally Rodgers and Kristin R. Johansen**, is(are) the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 9/21/18 Rachel Hall



Notary Public in and for the State of Washington
Residing at: Lake Stevens S
My appointment expires: 5/9/21