

AFTER RECORDING MAIL TO:

Barbara J. Johnson, John H. Robertson
17165 Zoya Drive
Mount Vernon, WA 98274



201906040089

06/04/2019 03:51 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-171648-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS WILLIAM H. LUDEMANN and MARCY LUDEMANN, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BARBARA J. JOHNSON and JOHN H. ROBERTSON, unmarried persons the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn Lots 12 & 13, Big Lake Heights.

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 Schedule "B-1" of Land Title Company's Preliminary Commitment No. 01-171648-OE.

Tax Parcel Number(s): 4680-000-013-0000, P109287

Dated May 30, 2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019 2144
JUN 04 2019
Amount Paid \$7,347.50
Skagit Co. Treasurer
By *mlm* Deputy

William H. Ludemann

Marcy Ludemann
Marcy Ludemann

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **William H. Ludemann and Marcy Ludemann** are the persons who appeared before me, and said persons acknowledged that **they** signed this instrument and acknowledged it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6-4-19

Shelley Miner

Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/23



EXHIBIT A

Those portions of Lots 12 and 13, "BIG LAKE HEIGHTS," as per plat recorded in Volume 16 of Plats, pages 118 through 120, inclusive, records of Skagit County, Washington, lying Easterly of the following described line:

Beginning at the Southeast corner of said Lot 12;
thence North $88^{\circ}06'52''$ West 10.30 feet along the South line of said Lot 12 to the true point of beginning of this line description;
thence North $0^{\circ}23'35''$ East 93.60 feet, more or less, to the South margin of the cul-de-sac for Zoya Drive at a point bearing South $8^{\circ}37'15''$ East 45.00 feet from the center of said cul-de-sac and bearing the terminus of this line description.

Situate in the County of Skagit, State of Washington.