

AFTER RECORDING MAIL TO:

**Christopher Alan Smith and Lenilyn Mendoza Smith
1123 North Waugh Road
Mount Vernon, WA 98273**

Filed for Record at Request of:

**Land Title & Escrow of Skagit & Island County
Escrow No.: 01-179282-OE**

Statutory Warranty Deed

THE GRANTORS WILLIAM C. WADKINS and ROSANNA E. WADKINS, husband and wife for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Christopher Alan Smith and Lenilyn Mendoza Smith, husband and wife** the following described real estate, situated in the County of **Skagit, State of Washington**

Abbreviated Legal:

Lot 4, SP LU04-022 "Thunderbird Terrace Short Plat" (Ptn Se 1/4 SE 1/4, 16-34-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s):

340416-4-015-0700, P122561

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, Order No. 0-179282-OE.

Dated October 20, 2020

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-4358

Oct 21 2020

Amount Paid \$7253.00
Skagit County Treasurer
By Bridget Ibarra Deputy

William C. Wadkins
William C. Wadkins

Rosanna E. Wadkins
Rosanna E. Wadkins

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **William C. Wadkins and Rosanna E. Wadkins** are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be **their** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 10/20/2020

Brandi N. Dellinger

Brandi N. Dellinger
Notary Public in and for the State of Washington
Residing at Sedro Woolley
My appointment expires: Nov. 15th, 2022



EXHIBIT A

Lot 4, City of Mount Vernon Short Plat No. LU04-022, entitled "THUNDERBIRD TERRACE SHORT PLAT," as approved March 2, 2005, recorded March 7, 2005, under Auditor's File No. 200503070126; being a re-plat of Lot "B", City of Mount Vernon Short Plat No. MV-11-77; being a portion of the Southeast $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 16, Township 34 North, Range 4 East, W.M.

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