

When recorded return to:
Mr. and Mrs. Steven Richards
4794 Wagon Lane
Anacortes, WA 98221



201002260199
Skagit County Auditor

2/26/2010 Page 1 of 1 3:28PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 135206-sae

LAND TITLE OF SKAGIT COUNTY

135206-sae

Grantor: Robert D. Yount and Erin E. Yount
Grantee: Steven Richards and Jennifer Richards
Tax Parcel Number(s): P19200/340111-4-005-0201
Abbreviated Legal: Ptn SW SE, 11-34-1 E W.M. (Aka Lot 3, SP #2-86)

Statutory Warranty Deed

THE ROBERT D. YOUNT AND ERIN E. YOUNT, WHO ACQUIRED TITLE AS DAN YOUNT AND ERIN YOUNT, HUSBAND AND WIFE for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to STEVEN RICHARDS AND JENNIFER RICHARDS, HUSBAND AND WIFE the following described real estate, situated in the County of Skagit, State of Washington

Lot 3, Short Plat No. 2-86, approved July 18, 1986, recorded July 24, 1986 in Volume 7 of Short Plats, pages 101 and 102, under Auditor's File No. 8607240003, and being a portion of the West ½ of the Southeast ¼, Section 11, Township 34 North, Range 1 East, W.M.

TOGETHER WITH AND SUBJECT TO that 60 foot access and utility easement and turnaround as delineated on face of said Short Plat.

Situate in the County of Skagit, State of Washington.

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. 135206-sae.

Dated February 22, 2010

Robert D. Yount

Erin E. Yount

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Robert D. Yount and Erin E. Yount

the person who appeared before me, and said person 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: 2/25/10

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

498
FEB 26 2010

Lisa J. Cure
Notary Public in and for the State of WA
Residing at Bow
My appointment expires: 7/16/2010

Amount Paid \$ 9795.00
By nan Skagit Co. Treasurer
Deputy

LPB 10-05(i-l)
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