

AFTER RECORDING MAIL TO:

Steven P. Huff and Serina N. Huff  
609 North 16th Street  
Mount Vernon, WA 98273



201106300109  
Skagit County Auditor

6/30/2011 Page 1 of 2 3:23PM

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

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

101948-1

### STATUTORY WARRANTY DEED

File No: **4221-1721467 (TRS)**

Date: **June 29, 2011**

Grantor(s): **Gerald Bowers and Bonnie Bowers**

Grantee(s): **Steven P. Huff and Serina N. Huff**

Abbreviated Legal:

Additional Legal on page:

Assessor's Tax Parcel No(s): **3747-002-004-0004 P53881**

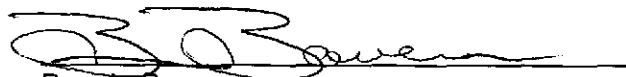
**THE GRANTOR(S) Gerald "Bud" Bowers and Bonnie Bowers, husband and wife** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Steven P. Huff and Serina N. Huff, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

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

**The North 25 feet of Lot 4 and South 50 feet of Lot 3, Block 2, "Mount Vernon Heights Addition, Mount Vernon, Washington", as per plat recorded in Volume 5 of Plats, page 47, 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.

  
Gerald Bowers

  
Bonnie Bowers

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
# 1958

JUN 30 2011

Amount Paid \$ **2497.00**  
Skagit Co. Treasurer  
By *W. M. M.* Deputy

APN: 3747-002-004-0004  
P53881

Statutory Warranty Deed  
- continued

File No.: 4221-1721467 (TRS)

STATE OF Washington )  
 )-ss  
COUNTY OF SKAGIT )

I certify that I know or have satisfactory evidence that **Gerald Bowers and Bonnie Bowers**, 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.

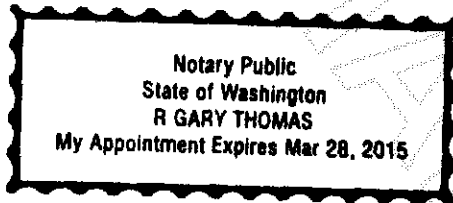
Dated: 6.30.2011

R. GARY THOMAS

Notary Public in and for the State of Washington

Residing at: Edmonds

My appointment expires: 3-28-15



201106300109

Skagit County Auditor

6/30/2011 Page

2 of

2

3:23PM