

When recorded return to:

John Bendtsen
11017 Gundersen Lane
Burlington, WA 98233



201107070043
Skagit County Auditor

7/7/2011 Page 1 of 3 1:52PM

Filed for record at the request of:



**CHICAGO TITLE
COMPANY**

425 Commercial
Mount Vernon, WA 98273

Escrow No.: 620013441

CHICAGO TITLE
(620013441)

STATUTORY WARRANTY DEED

THE GRANTOR(S) Wallace W. Pratt and Patricia L. Pratt, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to John Bendtsen, a married man as his separate estate
the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 2, CITY OF MOUNT VERNON SHORT PLAT NO. MV-4-87 See legal
description attached hereto and by reference made a part hereof.

Tax Parcel Number(s): P101588, 340417-~~X~~088-0101

Subject to: Covenants, conditions, restrictions and easements of record.

Dated: July 6, 2011

Wallace W. Pratt

Wallace W. Pratt

Patricia L. Pratt

Patricia L. Pratt

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2014

JUL 07 2011

Amount Paid \$ 592.⁴⁰
Skagit Co. Treasurer
By *JMM* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON

COUNTY of SKAGIT

I certify that I know or have satisfactory evidence that

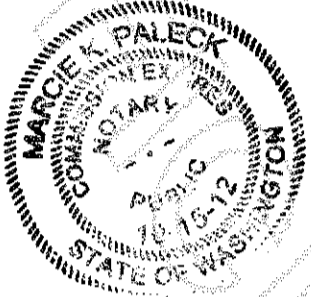
WALLACE W. PRATT AND PATRICIA L PRATT

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: July 7 2011

Marcie K Paleck

Name: MARCIE K PALECK
Notary Public in and for the State of WASHINGTON
Residing at: Mount Vernon, WA
My appointment expires: October 15 2012



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EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P101588 and 340417-0-088-0101

Lot 2 of City of Mount Vernon Short Plat No. MV-4-87, approved December 17, 1987 and recorded December 21, 1987 under Auditor's File No. 8712210075 in Book 8 of Short Plats, Page 8, records of Skagit County, Washington; being a portion of the Southeast quarter of the Northeast quarter of Section 17, Township 34 North, Range 4 East, W.M.;

TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across the South 15 feet of Lot 1 of said Short Plat.

Situated in Skagit County, Washington

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ALTA Commitment
SSCORPD0836.doc / Updated: 04.20.2011

Adopted: 06.17.2006

Printed: 07.06.11 @ 09:31AM
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