

When recorded return to:
John & Brooke Knoester
1212 N. 15th Street
Mount Vernon, WA 98273



201107150079
Skagit County Auditor

7/15/2011 Page 1 of 3 2:00PM

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR(S) SHANNON Q. GRAHAM, a single person

100734-1

for and in consideration of **TEN DOLLARS (\$10.00) AND OTHER VALUABLE CONSIDERATION**

in hand paid, conveys, and warrants to **JOHN C. KNOESTER AND BROOKE KNOESTER**, husband and wife

the following described real estate, situated in the County of **SKAGIT**, State of Washington:

THE LEGAL DESCRIPTION IS ATTACHED ON EXHIBIT "A" AND BECOMES A PART HEREOF.

SUBJECT TO: Covenants, conditions, restrictions, reservations, agreements and easements of record.

Abbreviated Legal: Section 17, Township 34, Range 4; Ptn. SW SE (aka Lot 2, LU-05-089)

Tax Parcel Number(s): P124690, 340417-4-106-0200

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

\$ 2119

JUL 15 2011

Amount Paid \$ 3565.00
Skagit Co. Treasurer
By *[Signature]* Deputy

LPB 10-05(i)
Page 1 of 2

Dated: 7-12-11

Shannon Q. Graham

SHANNON Q. GRAHAM

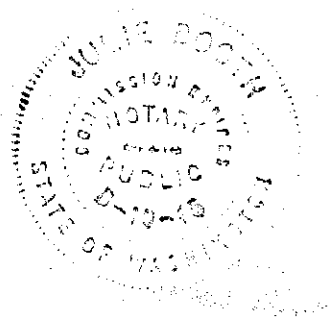
STATE OF WASHINGTON

COUNTY OF *King*

ss.

I certify that I know or have satisfactory evidence that SHANNON Q. GRAHAM (is/are) the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7-12-11



Julie Booth
Notary name printed or typed: *Julie Booth*
Notary Public in and for the State of Washington
Residing at *Federal Way*
My appointment expires: *5-19-15*

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Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 2, City of Mount Vernon Short Plat No. LU-05-089, titled Emerald Isle Short Plat, as approved June 7, 2006, and recorded June 15, 2006, under Auditor's File No. 200606150118, records of Skagit County, Washington; being a portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 17, Township 34 North, Range 4 East, W.M..

TOGETHER WITH a non-exclusive easement for ingress and egress, over and across the West 30 feet of that certain tract of land conveyed to Herman C. Hobbick, et ux, by Deed recorded March 14, 1977, under Auditor's File No. 852519, records of Skagit County, Washington.



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