



201109120053  
Skagit County Auditor

AFTER RECORDING MAIL TO:

9/12/2011 Page 1 of 2 2:03PM

Brandon Fauchald  
35073 South Shore Drive  
Mount Vernon, WA 98274

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

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

**STATUTORY WARRANTY DEED** 102352-1

File No: **4221-1749731 (KH)**

Date: **September 07, 2011**

Grantor(s): **Kenneth J. Boe and Debbie Boe**  
Grantee(s): **Brandon Fauchald and Deena Smith**  
Abbreviated Legal: **Ptn. Tract "A" of, "LAKE CAVANAUGH PARK"**  
Additional Legal on page:  
Assessor's Tax Parcel No(s): **P67057 3940-000-098-0109**

**THE GRANTOR(S) Kenneth J. Boe and Debbie Boe** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Brandon Fauchald, an unmarried person and Deena Smith, an unmarried person**, 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:

**That portion of Tract "A" of "LAKE CAVANAUGH PARK", as per plat recorded in Volume 7 of Plats, pages 63 and 64, records of Skagit County, Washington, described as follows: Beginning at the Northeast corner of said Tract "A"; thence Westerly along the North line thereof, 70 feet; thence Southeasterly to a point on the Southerly line of said tract that is 40 feet Westerly as measured along the Southerly line of said tract, from the Southeast corner thereof; thence Easterly to the Southeast corner of said Tract "A"; thence North to the point of beginning.**

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.

20112731  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SEP 12 2011

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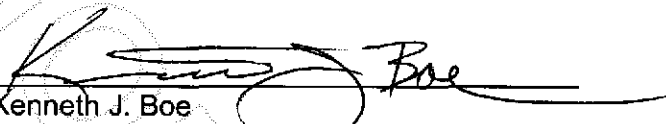
LPB 10-05


Amount Paid \$ 4205.50  
By Skagit Co. Treasurer  
cm Deputy

APN: P67057

Statutory Warranty Deed  
- continued

File No.: 4221-1749731 (KH)

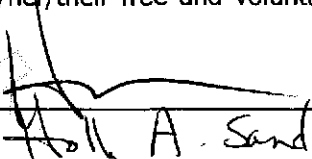
  
Kenneth J. Boe

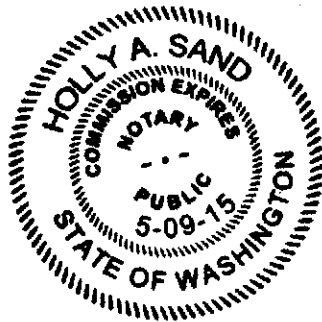
  
Debbie Boe

STATE OF Washington )  
COUNTY OF ~~Skagit~~ <sup>Snohomish</sup> )-ss  
)

I certify that I know or have satisfactory evidence that **Kenneth J. Boe and Debbie Boe**, 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: 9/8/11

  
Notary Public in and for the State of Washington  
Residing at: Monroe  
My appointment expires: 5/9/15



UNOFFICIAL

DOCUMENT

