

AFTER RECORDING MAIL TO:  
Philip and Angela Leese  
18367 Majestic Ridge Lane  
Mount Vernon, WA 98274



201112160101  
Skagit County Auditor

12/16/2011 Page 1 of 2 12:32PM

Filed for Record at Request of: WFG National Title Company  
Escrow Number: 30039388  
LAND TITLE OF SKAGIT COUNTY

140743-0

**Statutory Warranty Deed**

Grantor(s): Cameron R. Cleeland and Mindy S. Cleeland, husband and wife  
Grantee(s): Philip W. Leese and Angela R. Leese, husband and wife  
Abbreviated Legal: Tr. 71 Big Lake Waterfront Trs. Aka Lot 1, SP # PL00-750 -0750  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 38620000710104 P62076

THE GRANTOR Cameron R. Cleeland and Mindy S. Cleeland, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Philip W. Leese and Angela R. Leese, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Legal description attached hereto and incorporated herein made reference as exhibit "A"

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Document Date: 12/8/2011

By

Cameron R. Cleeland

By

Mindy S. Cleeland

STATE OF WASHINGTON  
County of

SS:

**\*\*Cameron R. Cleeland & Mindy S.**

I certify that I know or have satisfactory evidence that ~~Cameron R. Cleeland~~ **Cameron R. Cleeland & Mindy S. Cleeland** 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 the instrument.

Dated this 8th day of December, 2011



Kerry L. Larson  
Notary Public in and for the State of WASHINGTON  
Residing at Mount Vernon  
My appointment expires: 8-6-15

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20113819  
DEC 16 2011

Amount Paid \$ 10413.00  
Skagit Co. Treasurer  
By Deputy

**Schedule "A-1"**

140743-O

**DESCRIPTION:**

**PARCEL "A":**

Lot 1 of Skagit County Short Plat No. PL00-0750, approved August 19, 2002, recorded August 20, 2002, under Auditor's File No. 200208200053, records of Skagit County, Washington; being a portion of Tract H, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**PARCEL "B":**

An easement for ingress, egress, utilities and community access, as recorded under Auditor's File No. 653573, over those portions of Lots 52 and 53, "BIG LAKE WATER FRONT TRACTS, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 4 of Plats, page 12, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.



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