

When recorded return to:

Mr. and Mrs. Charles M. Boon
2317 W. Meadow Blvd.
Mount Vernon, WA 98273



201204130079
Skagit County Auditor

4/13/2012 Page 1 of 1 9:35AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 141501-OE

Grantor: Peter M. Hagan
Grantee: Charles M. Boon and Jeannie Boon

LAND TITLE OF SKAGIT COUNTY
141501-OE Statutory Warranty Deed

THE GRANTOR PETER M. HAGAN, a married individual, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHARLES M. BOON and JEANNIE BOON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

NOT GRANTOR'S PRIMARY RESIDENCE P.H.

Abbreviated Legal: Lot 61, Cedar Hgts. PUD #1/Ph. 1.

DESCRIPTION:

Lot 61, "PLAT OF CEDAR HEIGHTS PUD 1/PHASE I," as per plat recorded on January 19, 2007, under Auditor's File No. 200701190116, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel Number(s): 4917-000-061-0000, P125757

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 141501-OE.

Dated 4-11-12
Peter M. Hagan
Peter M. Hagan

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20121004
APR 13 2012
Amount Paid \$ 2621.60
Skagit Co. Treasurer
By MAM Deputy

STATE OF Washington }
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Peter M. Hagan the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/11/12
Anneliese Maria Farrell

ANNELIESE MARIA FARRELL
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 6-28-2012

Notary Public in and for the State of Washington
Residing at La Conner
My appointment expires: 6/28/12