

Return address:



201212270017

Skagit County Auditor

12/27/2012 Page

1 of

4 10:56AM

Document Title:

*Deed*

Reference Number:

Grantor(s):

☐ additional grantor names on page \_\_\_\_

1. *Jim E. Youngsman*
2. *Ruth M. Youngsman*

Grantee(s):

☐ additional grantee names on page \_\_\_\_

1. *Timothy R. Walsh*
2. *Teresa L. Walsh*

Abbreviated legal description:

☐ full legal on page(s) \_\_\_\_

*TR7 Hollydale Acres*

Assessor Parcel / Tax ID Number:

☐ additional tax parcel number(s) on page \_\_\_\_

*P66122*

When Recorded Return to:

Name: Hughes Law Group, PLLC  
Address: 1202 S. 2<sup>nd</sup> Street, Suite A  
City, State, Zip Mount Vernon, WA 98273

**STATUTORY WARRANTY DEED**

**(RCW 64.04.030)**

The Grantors (JAMES E. YOUNGSMAN and RUTH M. YOUNGSMAN whose address is 4895 Surfcrest Drive, Oak Harbor, WA 98277-7903) for and in consideration of (\$122,500.00) conveys and warrants to TIMOTHY R. WALSH and TERESSA L. WALSH, "GRANTEES", whose address is 2929 Hollydale Acres Lane and GRANTORS convey and sell to GRANTEES the following described real property in Skagit County, Washington:

**Tract 7, "HOLLYDALE ACRES, Skagit County Washington," as per plat recorded in Volume 6 of Plats, per Page 42 records of Skagit County, Washington.**

**Subject To:**

**Paragraphs A and B, if Schedule B-1 of First American Preliminary Commitment for Title Insurance No. 39062.**

Skagit County Parcel ID: P66122.

Dated this 21st day of December, 2012.

This deed is for the purpose of securing performance of a Purchase and Sale Agreement by and between Sellers (Youngsman) and Buyers (Walsh) and a corresponding promissory note, and additional payment of the sum of One Hundred and Seventeen Thousand, Five Hundred dollars (\$117,500.00) with interest as reflected on the promissory note. It inures to the benefit of, and is binding not only on the parties hereto, but on their heirs, administrators and assigns.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012 4179

DEC 27 2012

Amount Paid \$ 2185.50  
By Skagit Co. Treasurer  
Deputy



201212270017  
Skagit County Auditor

James E Youngsman  
JAMES E YOUNGSMAN, Grantor

12/27/12  
Date

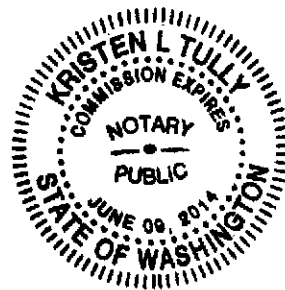
I hereby certify that I know or have satisfactory evidence that James E. Youngsman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Deed of Trust.

Dated this 27<sup>th</sup> day of December 2012,

Kristen L Tully  
Notary Public in and for the State of Washington

Residing at: 208 E Blackburn Rd  
Port Vernon, WA 98283

Commission expires: 6/9/2014



Ruth M Youngsman  
RUTH M. YOUNGSMAN, Grantor

12/27/12  
Date

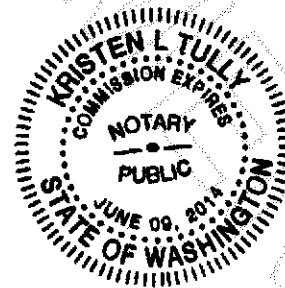
I hereby certify that I know or have satisfactory evidence that Ruth M. Youngsman is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Deed of Trust.

Dated this 27<sup>th</sup> day of December 2012,

Kristen L Tully  
Notary Public in and for the State of Washington

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TIM R. WALSH, Buyer

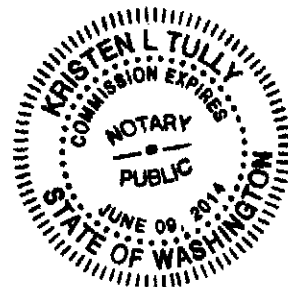
12-27-12  
Date

I hereby certify that I know or have satisfactory evidence that Tim Walsh is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledged it as the Deed of Trust.

Dated this 27<sup>th</sup> day of December 2012,

Kristen L Tully  
Notary Public in and for the State of Washington

Residing at: 208 E Blackburn Rd  
Mt Vernon WA 98273



Commission expires: 6/9/2014

TERESSA L. WALSH, Buyer

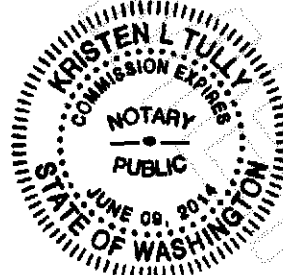
12-27-12  
Date

I hereby certify that I know or have satisfactory evidence that Teressa Walsh is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she is authorized to execute the instrument and acknowledged it as the Deed of Trust.

Dated this 27<sup>th</sup> day of December 2012,

Kristen L Tully  
Notary Public in and for the State of Washington

Residing at: 208 E Blackburn Rd  
Mt Vernon, WA 98273



Commission expires: 6/9/2014



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