( <u>)</u>						
Return address:						
		_	201212270017 Skagit County Auditor			
	<del></del> -	12/27/2012 Page	1 of	4 10:56AM		
Document Title: Leid						
Reference Number:						
Grantor(s):	additional granto	r names on page				
1. Lim E. Youngsman						
1. Lin E. Youngsman. 2. Ruth M. Youngsm	an//					
Grantee(s):		e names on page				
1- Timothy R. Walsh 2- Teressa L. Walsh	Contraction of the second					
2. Teressa L. Walsh						
Abbreviated legal description:	[] full legal on page(	s)				
TR7 Hollydale Acres						
Assessor Parcel / Tax ID Number:	[_] additional tax par	cel number(s) on page				
Plele122			<u> </u>	÷.		

When Recorded Return to:

Name: Hughes Law Group, PLLC Address: 1202 S. 2nd 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 98277-7903) for and address is 4895 Surfcrest Drive, Oak Harbor, WA 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 20124179 DEC 27 2012 Amount Paid \$ 21

Skagit Co. Treasurer



**Skagit County Auditor** 2 of 4 10:56AM 12/27/2012 Page

JAMES E YOUNGSMAN, Grantor	12/27/12
JAMES E YOUNGSMAN, Grantor	Date
the person who appeared before me, and instrument, on oath stated that he is acknowledged it as the Deed of Trust.	factory evidence that James E. Youngsman said person acknowledged that he signed the authorized to execute the instrument as
Dated this 275 day of Vicente	2012,
Nuoten & bull	TEN L TURNETEN L TURNETEN L
Notary Public in and for the State of Wash	ington S NOTARY &
Residing at: 208 & Black Me Md Nummer Wa	un 16/
nd Vernon wa	982 <b>3</b> 3
<u> </u>	<u> </u>
Commission expires: $6/9$	2014
RUTH M. YOUNGSMAN, Grantor	) <u>J</u> 27/12 Date
I hereby certify that I know or have satisfa person who appeared before me, and sa	actory evidence that Ruth M. Youngsman is t aid person acknowledged that she signed th
instrument, on oath stated that she is	authorized to execute the instrument a
Dated this 27th day of Wicemit	2012,
West of State	
Notary Dublis in and for the State of Week	
Notary Public in and for the State of Wash	
Residing at: 201 & Black Aur	
At Vernin U	M 91233
<b>,</b>	
Commission expires: (/9/a	2014
Commission expires: (1/9/c	

/ <u>////</u>	(els)		12-27.	. 12	
TIM R. WA	SH, Buyor		Date	· · · · · · · · · · · · · · · · · · ·	
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instrument,		that he is au		dged that he sig ecute the instrun	
Dated this <u>c</u>	$\frac{27}{1}$ day of $\frac{1}{1}$	Secember	2012,		
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Notary Publi	c in and for the Sta	· · · · · · · · · · · · · · · · · · ·	KI E	10 NOT	ARY &
Residing at:	208 E	Blacklein		PUE	08 30 y
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Commission	expires:	2/1/0014	.33.	_	
TEDESCAL	Safe a Va	Su (	12-27-1	<u> </u>	
TERESSAL	_WALSH, Buyer		Date		
I hereby ce	tify that I know o	r have satisfa	ctory evidence	that Teressa Wal	sh is
person who	appeared before	me, and said p	person acknow	ledged that she signer recute the instrun	gned
	ed it as the Deed o	f Trust.	1111011200 10 07	3	10111
Dated this _	27 day of	December	2012,		
_	1 1 1	1 11			
N-t But	Moten 1	WW -		WINTEN L TEN	}
	c in and for the Sta	Rice on voasning	Md	A NOIS SION EX	
Residing at:	200 C)	BUUND	<u>n</u> 131	SO PUBLIC	
	Mtt Nern	en, Way	<u>0</u> + 15	OF WASHIN	53    
		rala/20 V	 i		Į.
Commission	expires:	MARIAMA	<del>-</del>		

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