

When recorded return to:

Mr. and Mrs. Frank Harkness  
P.O. Box 171  
Acme, WA 98220



201302120098  
Skagit County Auditor

2/12/2013 Page 1 of 1 3:58PM

Filed for Record at Request of  
**Land Title and Escrow**  
Escrow Number: 144503-SE

Grantor: Mount Erie Estates, LLC  
Grantee: Frank Harkness and Christine Harkness

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR MOUNT ERIE ESTATES, LLC, a Washington Limited Liability Company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to FRANK HARKNESS and CHRISTINE HARKNESS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: SE 1/4 NW 1/4, 12-34-1 E W.M.

Tax Parcel Number(s): 340112-2-002-0009, P19301

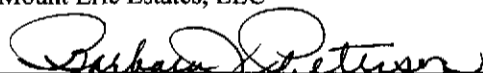
The Southeast 1/4 of the Northwest 1/4 of Section 12, Township 34 North, Range 1 East, W.M.

Situate in the County of Skagit, State of Washington.

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. 144503-SE.

Dated January 22, 2013

Mount Erie Estates, LLC

  
By: Barbara J. Peterson, Managing Member

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

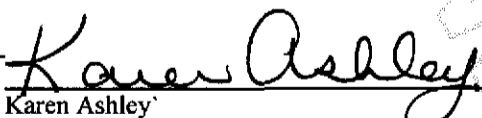
2013479  
FEB 12 2013

Amount Paid \$ 11,575.<sup>00</sup>  
Skagit Co. Treasurer  
By  Deputy

STATE OF Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence Barbara J. Peterson  
the person who appeared before  
me, and said person acknowledged that she signed this instrument, on oath stated She is  
authorized to execute the instrument and is Managing Member  
of Mount Erie Estates, LLC, a Washington limited liability\*  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

\*company  
Dated: January 30, 2013

  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2014

