

**After Recording Return To:** )

LSI Title Company )  
5039 Dudley Blvd. )  
McClellan, CA 95652 )

**Mail Tax Statements To:** )

Jeffrey R. Brown & )  
Minda A. Brown )  
2510 S 18<sup>th</sup> Street )  
Mount Vernon, WA 98274 )

**Property Tax ID#:** )

48050000390000 )

**Ref #:** 15774283 )



201302280127  
Skagit County Auditor

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SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2013690

FEB 28 2013

Amount Paid \$0  
By them Skagit Co. Treasurer Deputy

## WARRANTY DEED

Exempt from Real Estate Excise Tax per WAC 458-61A-204(1)

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, JEFFREY R. BROWN, a married man as his separate estate, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto JEFFREY R. BROWN and MINDA A. BROWN, husband and wife, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

Lot 39, Skagit View Estates, according to the plat thereof recorded November 15, 2002, under Auditor's File No. 200211150098, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

**Property Address:** 2510 S. 18<sup>th</sup> Street, Mount Vernon, WA 98274

Less and except all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

To have and to hold same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor's hand this the 15<sup>th</sup> day of February, 2013.

JEFFREY R. BROWN

State of Washington )

County of Skagit ) ss.

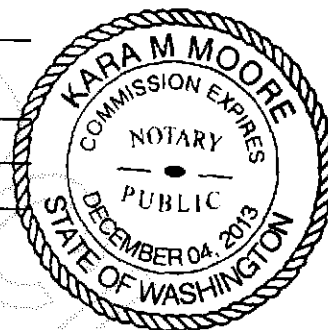
The foregoing instrument was hereby acknowledged before me this 15<sup>th</sup> day of February, 2013, by **JEFFREY R. BROWN**, and I certify that I know or have satisfactory evidence that he is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Karam Moore  
Notary Public in and for the State of Washington

Printed Name: Kara M. Moore

Residing At: Cannon Island

My commission expires: 12/04/2013



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**This document prepared by**

Express Legal Dox, LLC  
5525 110<sup>th</sup> Ave. North, Ste. L208  
Pinellas Park, FL 33782



201302280127  
Skagit County Auditor

Order No.: **15774283**  
Loan No.: **245551754**

### **Exhibit A**

The following described property:

Lot 39, Skagit View Estates, according to the plat thereof recorded November 15, 2002,  
under Auditor's File No. 200211150098, Records of Skagit County, Washington.

Situated in Skagit County, Washington.

Assessor's Parcel No: 48050000390000



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