

AFTER RECORDING MAIL TO:

Candace Davis  
120620 Discovery Drive  
Burlington, WA 98233  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20131230  
APR 09 2013

Amount Paid \$ 5932.<sup>40</sup>  
Skagit Co. Treasurer  
By *man* Deputy



201304090082  
Skagit County Auditor

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Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

**STATUTORY WARRANTY DEED**

105566-1

File No: 4221-2055626 (LW)

Date: April 05, 2013

Grantor(s): **Joseph C Richardson and Stephanie M Richardson**

Grantee(s): **Candace Davis**

Abbreviated Legal: **Section 29, Township 34 North, Range 4 East; Ptn. of NE of NW**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P28508 340424-b-317-0001**

**THE GRANTOR(S) Joseph C Richardson and Stephanie M Richardson, husband and wife** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Candace Davis, a single individual**, the following described real estate, situated in the County of **SKAGIT**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of SKAGIT, State of Washington, described as follows:

**Parcel A:**

**That portion of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 34**

**North, Range 4 East, WM., described as follows:**

**Beginning at a point on the West line of said Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of**

**Section 29, Said Township and Range, 400 feet North of the Southwest corner of said Subdivision; thence**

**North along the West line of said Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4, 180 feet, more**

**or less, to the South line of a tract conveyed to R. V. Welts by deed dated August 26, 1935, recorded**

**under Auditor's File No. 272172; thence East along the South line of said Welts Tract 176 feet; thence**

**North 80 feet; thence East to the West line of Tenth Street as established in the City of Mount Vernon, if**

extended South; thence South along the West line of Tenth Street extended, a distance of 260 feet, more or less, to a point 400 feet North of the South line of said subdivision; thence West 246 feet, more or less, to the point of beginning.

**Parcel B:**

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 29, Township 34 North, Range 4 East, WM., described as follows:

Beginning at a point on the West line of Tenth Street as established in the City of Mount Vernon, 660 feet North of the South line of said subdivision; thence South along said West line of Tenth Street produced South 130 feet; thence East parallel to the South line of said subdivision 30 feet; thence North parallel to the West line of Tenth Street produced South to a point 660 feet North of the South line of said subdivision; thence West parallel to the South line of said subdivision 30 feet, more or less, to the point of beginning.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$120% of short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

  
\_\_\_\_\_  
Joseph C Richardson  
\_\_\_\_\_  
Stephanie M Richardson

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Skagit County Auditor

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APN: P28508

Statutory Warranty Deed  
- continued

File No.: 4221-2055626 (LW)

STATE OF Washington )  
 )-ss  
COUNTY OF SKAGIT )  
 Snohomish

I certify that I know or have satisfactory evidence that **Joseph C Richardson and Stephanie M Richardson**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 4/8/13

*Susan Rincon*  
**Susan Rincon**

Notary Public in and for the State of Washington

Residing at: Lake Stevens

My appointment expires: 7/19/13

SUSAN RINCON  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
07-19-13



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Skagit County Auditor

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