

AFTER RECORDING MAIL TO:
James and Christina Shultz
19732 Montpillar Place
Mount Vernon, WA 98274



Skagit County Auditor \$74.00
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Filed for Record at Request of: WFG National Title Company
Escrow Number: 612271

Statutory Warranty Deed

Grantor(s): Daniel K. Abshier and Tina S. Abshier, husband and wife
Grantee(s): Christina A. Shultz and James H. Shultz, husband and wife
Abbreviated Legal: Lot 14, Skyridge Div. VII.
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): 45920000140003

LAND TITLE OF SKAGIT COUNTY
147114-S

THE GRANTOR Daniel K. Abshier and Tina S. Abshier, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christina A. Shultz and James H. Shultz, husband and wife the following described real estate, situated in the County of Skagit , State of Washington:

Legal description is attached hereto and incorporated herien made reference as exhibit "A"

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Document Date: 7/23/2013

By Daniel K. Abshier Daniel K. Abshier By Tina S. Abshier Tina S. Abshier

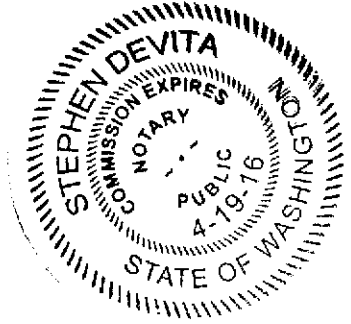
STATE OF WASHINGTON
County of Skagit SS:

I certify that I know or have satisfactory evidence that ~~Tina and Dan Abshier~~ Tina and Dan Abshier are the ~~person~~ persons who appeared before me, and said ~~person~~ persons acknowledged that ~~he~~ she they signed this instrument and acknowledged it to be ~~his~~ hers her/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 23 day of July

[Signature]

Notary Public in and for the State of WASHINGTON
Residing at Bathell
My appointment expires: 4-19-16



2013 2920
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JUL 25 2013
Amount Paid \$ 4980¹⁰
Skagit Co. Treasurer
By MF Deputy

For an acknowledgment in an individual capacity:

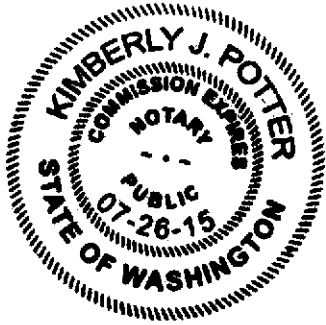
STATE OF Washington)
) ss:
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that

Tina S. Absner
is the person who appeared before me, and said person 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 the instrument.

Dated: 7/24/2013

[Seal]



Kimberly J. Potter
Notary Public for State of WA
Residing at: Everett
My appointment expires: 7/26/2015



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Schedule "A-1"

147114-S

DESCRIPTION:

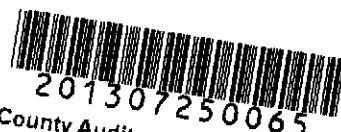
Lot 14, "PLAT OF SKYRIDGE DIV. VII," as per plat recorded in Volume 15 of Plats, pages 58 and 59, records of Skagit County, Washington.

TOGETHER WITH a non-exclusive easement for the construction, installation, repair and maintenance of a sewer line over, under and across the following described property:

The South 10 feet of Lot 12, "PLAT OF SKYRIDGE DIV. VII," as per plat recorded in Volume 15 of Plats, pages 58 and 59, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

tsa



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