

When recorded return to:

Mr. and Mrs. Joseph McClimon
3903 Apache Drive
Mount Vernon, WA 98274



201402270147

Skagit County Auditor \$73.00
2/27/2014 Page 1 of 2 3:21PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 148038-SE ✓

Grantor: James Bradley Knott
Grantee: Joseph McClimon and Laura McClimon

LAND TITLE OF SKAGIT COUNTY Statutory Warranty Deed

THE GRANTOR JAMES BRADLEY KNOTT AND ANNE E. KNOTT, husband and wife, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JOSEPH McCLIMON and LAURA McCLIMON, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 76 & Ptn Lot 77, Thunderbird East 1st Add.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4379-000-076-0004, P80836

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. 148038-SE.

Dated 2/25/2014

James Bradley Knott
James Bradley Knott

Anne E. Knott
Anne E. Knott

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20140225
FEB 27 2014

Amount Paid \$ 4873.30
Skagit Co. Treasurer
By man Deputy

STATE OF Washington }
COUNTY OF Spokane } SS:

I certify that I know or have satisfactory evidence that James Bradley Knott and Anne E. Knott the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/25/2014

Marya G. Braese

Notary Public in and for the State of Washington
Residing at Spokane Valley
My appointment expires: May 25, 2015

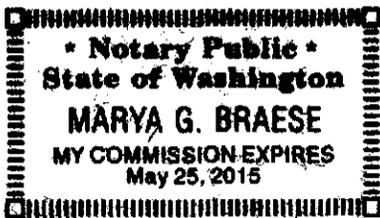


EXHIBIT "A"

LEGAL DESCRIPTION

Lot 76 and that portion of Lot 77, "THUNDERBIRD EAST FIRST ADDITION," as per plat recorded in Volume 12 of Plats, pages 20, 21 and 22, records of Skagit County, Washington, described as follows:

Beginning at the Southwest corner of said Lot 77;
thence North 25°15'00" West, a distance of 152.12 feet to the Northwest corner thereof;
thence North 64°45'00" East, a distance of 11.46 feet;
thence South 20°56'38" West, a distance of 152.55 feet to the point of beginning.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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