

WHEN RECORDED RETURN TO:

Name: Mark Anthony Sniffen and Dolores Diane Sniffen
Address: 4288 State Route 9
Sedro Woolley, WA 98284



Skagit County Auditor

\$74.00

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Escrow Number: 676379

Filed for Record at Request of: *Rainier Title, LLC*

Land Title and Escrow

150923-0

STATUTORY WARRANTY DEED

THE GRANTOR(S), The Estate of Clement W. Gurno, deceased, Skagit County Superior Court Probate Cause No. 14-4-00195-9, for and in consideration of Ten dollars and Zero cents (\$10.00) and other good and valuable consideration in hand paid, conveys, and warrants to Mark Anthony Sniffen and Dolores Diane Sniffen, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southeast ¼ of the Northeast ¼ of Section 25, Township 36 North, Range 4 East, W.M., lying within the following boundaries:

**Beginning at a point on the West line of the Sedro-Woolley-Wickersham Highway which point is 1,105.6 feet North of the South line of said Southeast ¼ of the Northeast ¼;
thence West to the East boundary of the Northern Pacific Railway right of way;
thence North along said East boundary 226.8 feet, more or less, to the North line of said Southeast ¼ of the Northeast ¼;
thence East along said North line to the West line of said Highway;
thence South along said West line 226.8 feet, more or less, to the point of beginning.**

Situate in the County of Skagit, State of Washington.

Situate in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn SE 1/4 Of NE 1/4, 25-36-4 E W.M.

Subject to: See attached Exhibit A, which is made a part hereof by this reference

Tax Parcel Number(s): P49925, 360425-1-010-0001

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

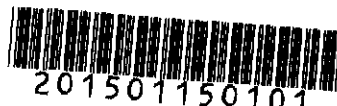
2015149
JAN 15 2015

Amount Paid \$ 3155.00
Skagit Co. Treasurer
By *Mb* Deputy

Dated: 01/13/15

The Estate of Clement W. Gurno, deceased, Skagit County Superior Court Probate Cause No. 14-4-00195-9

Timothy Gurno Personal Representative
By: Timothy Gurno, Personal Representative



201501150101

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\$74.00

LPB 10-05 (r-l)

STATE OF Washington

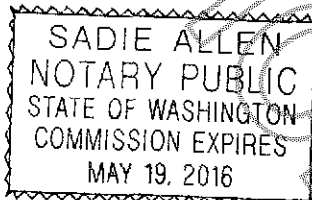
SS.

COUNTY OF ~~Skagit~~

Snohomish

I certify that I know or have satisfactory evidence that Timothy Gurno (is/are) the person(s) who appeared before me, and said persons (s) acknowledged that (he/she/they) signed this instrument and acknowledge it as the Personal Representative of **The Estate of Clement W. Gurno, deceased, Skagit County Superior Court Probate Cause No. 14-4-00195-9** to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 1/13/2015



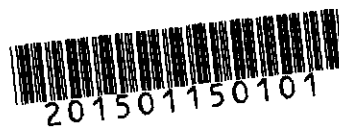
Name: *Sadie Allen*

Notary Public in the State of *WA*

Residing in: *Arlington, WA*

My Commission Expires

5/19/16



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3 2:57PM

\$74.00

LPB 10-05 (r-l)