



201503130049

When recorded return to:

Mr. and Mrs. James C. Dusevoir
1420 Digby Place
Mount Vernon, WA 98273

Skagit County Auditor \$73.00
3/13/2015 Page 1 of 2 211:26AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 151763-OE ✓

Grantor: Judith G. Steele
Grantee: James C. Dusevoir and Barbara J. Dusevoir

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR JUDITH G. STEELE, a single individual for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JAMES C. DUSEVOIR and BARBARA J. DUSEVOIR, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Unit D-23-E, Mount Vernon LU 06-030 Revised; Maddox Creek Ph. 3.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 4900-004-023-0500, P124818

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. 151763-OE.

Dated March 11, 2015

Judith G. Steele
Judith G. Steele

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 766
MAR 13 2015

Amount Paid \$ 5,256.00
By MEM Skagit Co. Treasurer Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: 13th March 11, 2015

Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018

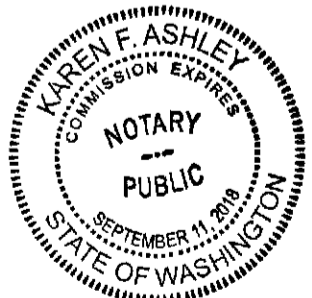


EXHIBIT A

Lot D-23-E, (Revised) "MOUNT VERNON LAND USE NO. LU 06-030", by Boundary Line Adjustment recorded February 14, 2008 under Auditor's File No. 200802140087, and approved July 26, 2006, recorded July 27, 2006 under Skagit County Auditor's File No. 200607270145, being a portion of the Lots D-20 through D-25 (inclusive), "MADDOX CREEK P.U.D. PHASE 3", as per plat recorded on August 14, 2000, under Auditor's File No. 200008140137, records of Skagit County, Washington, commonly known as View Crest Town Homes; and being more particularly described as follows:

Beginning at the Southerly most corner of said Lot D-23-R;

thence North $54^{\circ}38'47''$ East along the Southeasterly line of said Lot D-23-R for a distance of 100.22 feet;

thence North $36^{\circ}16'52''$ West for a distance of 72.19 feet to the TRUE POINT OF BEGINNING;

thence North $53^{\circ}48'08''$ East for a distance of 35.00 feet, more or less, to the Southwesterly line of Lot

D-23-D Revised;

thence South $36^{\circ}16'52''$ East along said Southwesterly line, or line extended, for a distance of 52.00 feet;

thence South $53^{\circ}48'08''$ West for a distance of 35.00 feet, more or less, to a point bearing South $36^{\circ}16'52''$ East from the TRUE POINT OF BEGINNING;

thence North $36^{\circ}16'52''$ West for a distance of 52.00 feet, more or less, to the TRUE POINT OF BEGINNING.

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