



201504010059

Skagit County Auditor

\$73.00

4/1/2015 Page

1 of

2 3:51PM

AFTER RECORDING MAIL TO:

Jonathan R. Vawdrey and Monica A. Vawdrey
916 Garfield St
Mount Vernon, WA 98273

POOR ORIGINAL

CHICAGO TITLE

620023012

Filed for Record at Request of:

Space above this line for Recordors use only

First American Title Insurance Company

STATUTORY WARRANTY DEEDFile No: **4202-2366730 (MJ)**Date: **March 27, 2015**Grantor(s): **Kenneth B. Bean and Cheryl Walker**Grantee(s): **Jonathan R. Vawdrey and Monica A. Vawdrey**Abbreviated Legal: **Lot(s): 6 CITY OF MOUNT VERNON BINDING SITE PLAN NO. MV2-93**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P104167**

THE GRANTOR(S) Kenneth B. Bean and Cheryl Walker, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Jonathan R. Vawdrey and Monica A. Vawdrey, husband and wife**, 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:

Lot 6, City of Mount Vernon Binding Site Plan No. MV2-93 B.S.P, entitled WESTFIELD PLACE, approved December 14, 1993, and recorded December 15, 1993, in Volume 11 of Short Plats, page 32 and 33, under Auditor's File No. 9312150018, records of Skagit County, Washington; being a portion of Government Lot 13, of Section 19, Township 34 North, Range 4 East of the Willamette Meridian. Situated in Skagit County, Washington.

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.

APN: F104167

Statutory Warranty Deed
- continued

File No.: 4202-2366730 (M3)

Kenneth B. Bean
Kenneth B. Bean

Cheryl Walker
Cheryl Walker

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2015 1028
APR - 1 2015

Amount Paid \$ 3120.⁰⁰
Skagit Co. Treasurer
By HB Deputy

STATE OF Washington)
COUNTY OF Spokane)-ss

I certify that I know or have satisfactory evidence that **Kenneth B. Bean and Cheryl Walker**, 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: 3/27/15 Kate Matt

Notary Public in and for the State of Washington
Residing at: Spokane
My appointment expires: 1-2-17

Notary Public
State of Washington
KATE MATT
My Appointment Expires Jan 2, 2017