

AFTER RECORDING MAIL TO:

Zachary Livingston 2210 Austin Lane Mount Verson, WA 98273 201505210107

Skagit County Auditor 5/21/2015 Page

Of

Date: May 19, 2015

\$73.00 3:49PM

Filed for Record at Request of:

First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: 4262-2376666 (DS)

Grantor(s): Andrew F. House
Grantee(s): Zachary Livingston and Arlyn Livingston

Abbreviated Legal: Section 16, Township 34 North, Range 4 East, Ptn. NW of NW (aka

Lot 2, SP #MV-1-82)
Additional Legal on page:

Assessor's Tax Parcel No(s): P25033

GUARDIAN NORTHWEST TITLE CO.

103747-1

THE GRANTOR(S) Andrew F. House, as his separate estate for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to Zachary Livingston, a single man and Arlyn Livingston, a married man as his sole and separate property, 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:

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is

described as follows:

Lot 2, City of Mount Vernon Short Plat No. MV-1-82, approved April 1, 1982, recorded April 6, 1982, in

Volume 5 of Short Plats, page 178, under Auditor's File No. 8204060016, records of Skagit County,

Washington; and being a portion of the Northwest 1/4 of the Northwest 1/4 of Section 16, Township 34

North, Range 4 East W.M..

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.

SKAGIT COUNTY WASHINGTON

Page 1 of 2

REAL ESTATE EXCISE TAX LPB 10-05

20/5/828

MAY 21 2015

WAT **21** 2015

Amount Paid \$ 3,92.
Skagit Co.Treasurer
By Mum Deputy



Statutory Warranty Deed - continued

File No.: 4262-2376666 (DS)

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.

Andrew F. House

STATE OF

Washington

COUNTY OF

I certify that I know or have satisfactory evidence that **Andrew F. House**, is/are the person(s) who appeared before me, and said person(a) 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:

May 2015

Notary Public in and for the State of Washington

Residing at: HUNUAN

My appointment expires: /

LPB 10-05