



201507010077

When recorded return to:

Richard C. Liddle and Donna K. Liddle

13948 Holly Lane
Mount Vernon WA 98273

Skagit County Auditor

\$73.00

7/1/2015 Page

1 of

2 3:38PM

Recorded at the request of:

Guardian Northwest Title

File Number: 109538

Statutory Warranty Deed

109538-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Groundswell Properties, LLC, A Washington Limited Liability Company for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Richard C. Liddle and Donna K. Liddle, husband and wife** the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal:

Lots 4 and 5, Block 11, Skaling's Addn. to Avon

Tax Parcel Number(s): P70479, 4047-011-005-0009

Lots 4 and 5, Block 11, "SKALING'S ADDITION TO THE TOWN OF AVON", as per plat recorded in Volume 1 of Plats, Page 12, records of Skagit County, Washington.

TOGETHER WITH that portion of the Northeasterly 1/2 of vacated Alder Street adjoining said Lot 5, which upon vacation reverted to said premises by operation of law.

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, as per Exhibit "A" attached hereto

Dated

6.30.15

Groundswell Properties, LLC

By John Bartlett, Authorized Agent

By: R. Bartlett, Authorized Agent

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20152517

JUL 01 2015

STATE OF WashingtonCOUNTY OF Skagit

} SS:

Amount Paid \$ 3,565.⁰⁰

Skagit Co. Treasurer

By

Deputy

I certify that I know or have satisfactory evidence that John Bartlett and R. Bartlett is the person who appeared before me, and said person acknowledged that They signed this instrument and acknowledged it as the Authorized Agent of Groundswell Properties, LLC, to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated:

7-1-15

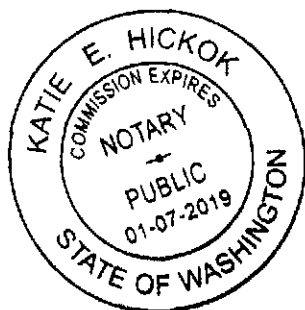

Katie HickokNotary Public in and for the State of WashingtonResiding at , WashingtonMy appointment expires: 1/07/2019

Exhibit A

EXCEPTIONS:

A. Reservation contained in Alder Street vacation proceedings located in Skagit County Commissioner's File No. 13, 168, as follows:

"EXCEPT for existing utilities easements."

B. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING RECORDED SURVEY:

Recorded:	June 30, 1995
Auditor's No.:	9506300017
Affects:	West line of Lots 4 and 5 and other property