

When recorded return to:
Keith S. Johnson
18870 Quail Drive
Mount Vernon, WA 98274

Recorded at the request of:
Guardian Northwest Title
File Number: 109631



201507010079

Skagit County Auditor

\$73.00

7/1/2015 Page

1 of

2 3:40PM

Statutory Warranty Deed

104631
GUARDIAN NORTHWEST TITLE CO.
THE GRANTOR Violet M. Wells, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Keith S. Johnson, an unmarried man the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Tract 2, Purcell's Tracts

Tax Parcel Number(s): P54862, 3770-000-002-0034

Tract 2, "ASSESSOR'S PLAT OF PURCELL'S TRACTS", as per plat recorded in Volume 9 of Plats, page 105, records of Skagit County, Washington, EXCEPT the West 10 feet thereof conveyed to the City of Mount Vernon by Warranty Deed recorded September 17, 1987, under Auditor's File No. 8709170022.

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 described in Exhibit "A" attached hereto

Dated

6-30-15

+ Violet M. Wells by Barbara Judson as POA
Violet M. Wells

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152518
JUL 01 2015

Amount Paid \$ 1,277.⁰⁰
Skagit Co. Treasurer
By *mem* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Violet M. Wells, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: _____

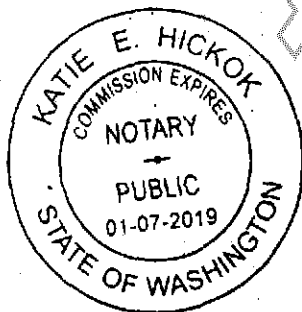
Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at _____
My appointment expires: 1/07/2019

STATE OF WASHINGTON, }
County of Skagit } ss.

ACKNOWLEDGMENT - Attorney in Fact

On this 30th day of June, 19 2015, before me personally
appeared Bubba Jackson to me known to be the individual who executed the
foregoing instrument as Attorney in Fact for Violet M. Wells
and acknowledged that (he/she) signed the same as (his/her) free and voluntary act and deed as Attorney in Fact for said principal
for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this
instrument has not been revoked and that said principal is now living and is not insane.

GIVEN under my hand and official seal the day and year last above written.



Katie Hickok
Notary Public in and for the State of Washington,
residing at W Vernon
My appointment expires 1-7-19