



201507060123

When recorded return to:
John Aubrey Rix-Blackburn and Eric Neil Blackburn
2024 E. Fir Street
Mount Vernon, WA 98273

Skagit County Auditor \$72.00
7/6/2015 Page 1 of 1 1:35PM

Recorded at the request of:
Guardian Northwest Title
File Number: 109336

Statutory Warranty Deed

109336-1

GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS James Nielsen and Carol Nielsen, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to John Aubrey Rix-Blackburn and Eric Neil Blackburn, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 20, Township 34 North, Range 4 East; being a portion of NE 1/4 of NE 1/4, Lot 1, LU-08-025

Tax Parcel Number(s): P26837, 340420-0-138-0007

Lot 1 as delineated on Short Plat No. LU-08-025, as approved on December 29, 2008 and recorded on January 5, 2009 under Auditor's File No. 200901050118, being a portion of the Northeast 1/4 of the Northeast 1/4 of Section 20, Township 34 North, Range 4 East, W.M..

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 7-2-15

James L. Nielsen
James L. Nielsen

Carol A. Nielsen
Carol A. Nielsen

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 2568
JUL 08 2015

Amount Paid \$ 3,342.⁵⁰
Skagit Co. Treasurer
By Mmm Deputy

STATE OF Washington
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James L. Nielsen and Carol A. Nielsen, 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: 7-2-15

Katie Hickok

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

