

When recorded return to:
Stephanie Montroy and Tamara Kay Fischer
20241 Prairie Road
Sedro Woolley, WA 98284



Skagit County Auditor \$73.00
7/28/2015 Page 1 of 2 3:38PM

Recorded at the request of:
Guardian Northwest Title
File Number: 109393

Statutory Warranty Deed

109393-1
GUARDIAN NORTHWEST TITLE CO.

THE GRANTORS Justin Young and Jennifer L. Young, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Stephanie Montroy, a single woman and Tamara Kay Fischer, a single woman the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 4, Township 35 North, Range 4 East; Ptn. Govt. Lot 2

Tax Parcel Number(s): P35750, 350404-0-006-0005

That portion of Government Lot 2 of Section 4, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the East line of said Lot 2 with the North line of the County road; thence Westerly along said North line to a point which is 200 feet West of the East line of said Lot 2, when measured at right angles thereto; thence North parallel to and 200 feet West of the East line of said Lot 2, 435 feet; thence East 200 feet to said East line; thence South to the point of beginning.

TOGETHER WITH an easement for ingress and egress over and across an existing road running in a generally Easterly and Westerly direction from the North line of the Prairie County Road to the West line of the above described tract.

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 7-28-15 SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Justin D. Young
Justin D. Young

2015 2945
JUL 28 2015

Jennifer L. Young
Jennifer L. Young

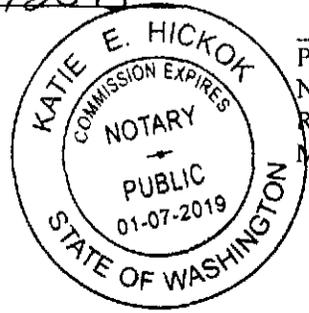
Amount Paid \$ 4259.20
Skagit Co. Treasurer
By *PT* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Justin D. Young and Jennifer L. Young, 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: 7-28-15

Katie Hickok



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

Exhibit A

EXCEPTIONS:

A. ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Survey
Recorded:	January 30, 1984
Auditor's No.:	8401300022