

When recorded return to:

Mr. and Mrs. Kenneth D. Brady, Jr.
1913 N. 35th Street
Mount Vernon, WA 98273



201508260076

Skagit County Auditor \$72.00
8/26/2015 Page 1 of 1 2:13PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 152942-OE ✓

Grantor: Jacques Mouchnino
Grantee: Kenneth D. Brady, Jr. and Judy L. Brady

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR JACQUES MOUCHNINO, as his separate property (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KENNETH D. BRADY, JR. and JUDY L. BRADY, a married couple the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 54, Fox Hill Estates Div. 2.

Lot 54, "FOX HILL ESTATES DIVISION 2" as per plat recorded in Volume 14 of Plats, page 21, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Tax Parcel Number(s): 4484-000-054-0002, P83299

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 152942-OE.

Dated August 21, 2015

*Jacques Mouchnino by Jim Orr
Attorney in fact*

Jacques Mouchnino

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3395
AUG 26 2015

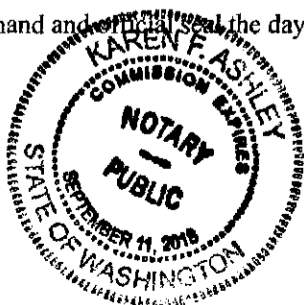
Amount Paid \$2835.²⁰
Skagit Co. Treasurer
By *mm* Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 25th day of August 2015 before me personally appeared _____

Jim Orr _____, to me known to be the individual described in and who executed the foregoing instrument _____ as Attorney in Fact for Jacques Mouchnino _____ and acknowledged that he _____ signed and sealed the same as the 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therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.
(Seal)



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018