

When recorded return to:

Mr. and Mrs. Herbert J. Mimnaugh
5616 S. Red Fir Lane
Spokane, WA 99223

201509160067
Skagit County Auditor
9/16/2015 Page 1 of 2 3:25PM \$73.00

Filed for Record at Request of
Land Title & Escrow
Escrow Number: 150670-SAE

Land Title and Escrow

150670-SAE

Grantor: Channel View LLC
Grantee: Herbert J. Mimnaugh and Heidi L. Mimnaugh
Tax Parcel Number(s): P117203/4761-000-011-0000
Abbreviated Legal: Lot 11, Channel View; A Ptn Lot 4 SP 95-037

Statutory Warranty Deed

THE GRANTOR(S) CHANNEL VIEW 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 HERBERT J. MIMNAUGH AND HEIDI L. MIMNAUGH, HUSBAND AND WIFE GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Lot 11, "PLAT OF CHANNEL VIEW," as per plat recorded on September 19, 2000, under Auditor's File No. 200009190049, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

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. 150670-SAE.

Exception: Seller's (Grantor) reservation of the Easement and all rights to receive the purchase price as described in that certain Option and Grant of Easement recorded under Skagit County Auditor recording number 201005250031 and paragraph 12.4 thereof, and any amendment thereto.

Dated September 8, 2015

Channel View LLC

By: Michael Fohn, Manager

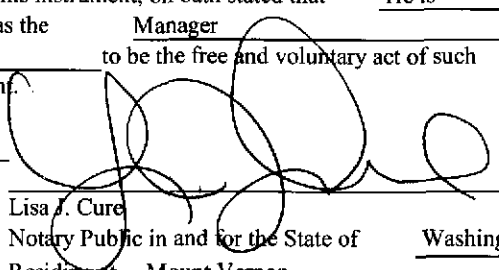
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3749
SEP 16 2015

Amount Paid \$ 2817.40
Skagit Co. Treasurer
By *Chris* Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence that Michael Fohn
signed this instrument, on oath stated that He is
authorized to execute the instrument and acknowledged it as the Manager
of Channel View LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: September 8, 2015



Lisa J. Cure
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 7/16/2018

