



201511240069

Skagit County Auditor \$75.00  
11/24/2015 Page 1 of 3 4:02PM

When recorded return to:

Danny C Dillon  
519 Broad Street  
Mount Vernon, WA 98274

Filed for Record at Request of  
Curtis And Casteel Law Group, PLLC  
Escrow Number: C1500847JB

LAND TITLE OF SKAGIT COUNTY

Statutory Warranty Deed

153744-0

THE GRANTOR Hossein Javandel and Masoumeh Javandel, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Danny C. Dillon, an unmarried person**

the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Ptn SW ¼ of SW ¼, 20-34-4 E W.M.

Tax Parcel Number(s): 34042000630006

P26756

Exhibit "A" Legal Description attached hereto and incorporated herein as though fully set forth herein.

Subject to: Covenants, conditions and restrictions of record, as attached hereto and made a part hereof by Exhibit "B"

Dated November 23<sup>23</sup> 19/2015 *H MJ*

*Hossein Javandel*  
Hossein Javandel

*M. Javandel*  
Masoumeh Javandel

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20154780  
NOV 24 2015

Amount Paid \$ 3796.40  
Skagit Co. Treasurer  
BY *TTB* Deputy

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that Hossein Javandel and Masoumeh Javandel

is the person who appeared before me, and said person acknowledged that he/she signed this instrument and acknowledge it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

*See attached*

Notary Public in and for the State of \_\_\_\_\_  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

# ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of CONTRA COSTA

On Nov 23, 2015, before me, AMANDA S SINCLAIR, NOTARY PUBLIC  
(insert name and title of the officer)

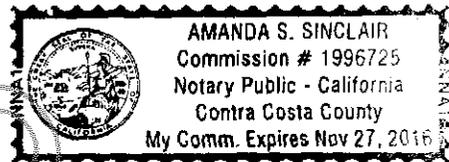
personally appeared Hossein Jarandel & Masoumeh Jarandel  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Amanda Sinclair  
(Seal)



## EXHIBIT "A"

That portion of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 20, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point on the East side of the Blodgett Road as established in the City of Mount Vernon, 459 feet South, measured at right angles, of the North line of said subdivision;  
thence Southerly along the East side of said Blodgett Road to a point 554 feet South, measured at right angles, of the North line of said subdivision;  
thence East 135 feet, more or less, to the West line of Block 14, "MAP OF MILLETT'S ADDITION TO MT. VERNON, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 2 of Plats, page 63, records of Skagit County, Washington;  
thence North 50 feet, more or less, to the Southwesterly line of Broad Street;  
thence Northerly along the Southwesterly line of Broad Street to a point East of the point of beginning;  
thence West to the point of beginning.

EXCEPT that portion thereof lying West of a line running North from a point that is 554 feet South, measured at right angles, of the North line of said Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and 85.5 feet East of the centerline of the Blodgett Road,

AND EXCEPT the West 50 feet of the North 5 feet thereof.

ALSO the East 10 feet of the following described property:

Beginning at the Southeast corner of the tract of land conveyed to Mary E. Pickens to A. G. Stones, by Deed recorded in the office of the Auditor's Office of Skagit County, Washington, in Volume 75 of Deeds, page 60;  
thence Northwesterly 96 feet along the Northeast line of said tract;  
thence West 9 feet;  
thence South at right angles to the South line of said tract;  
thence East along said South line to the point of beginning.

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