



201512140097

Skagit County Auditor

\$75.00

12/14/2015 Page

1 of

3 1:36PM

When recorded return to:

John P. Mills and Susan M. Mills
16713 McLean Road
Mount Vernon, WA 98273

Filed for record at the request of:

**CHICAGO TITLE**

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273
Escrow No.: 620025510z

CHICAGO TITLE**620025510z****STATUTORY WARRANTY DEED**

THE GRANTOR(S) Marcia Wilson Fleming, an unmarried individual and Gary M. Moore, an unmarried individual

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to John P. Mills and Susan M. Mills, husband and wife

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

That portion of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter of Section 23, Township 34 North, Range 3 East, W.M., described as follows:

Commencing at the Southeast corner of the above described subdivision;
Thence North 0 degrees 16' 36" West 30.00 feet along the East line of said subdivision to the Northerly right-of-way margin of the McLean Road;
Thence South 89 degrees 58' 05" West 150.00 feet along said Northerly margin, parallel with the South line of said subdivision to the true point of beginning;
Thence North 0 degrees 16' 36" West 170.00 feet parallel with the East line of said subdivision;
Thence South 89 degrees 58' 05" West 170.00 feet;
Thence South 0 degrees 16' 36" East 170.00 feet to the said Northerly margin of McLean Road;
Thence North 89 degrees 58' 05" East 170 feet along said Northerly margin of McLean Road to the true point of beginning.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P103862 / 340323-1-019-0100,

Subject to: Conditions, covenants, restrictions and easements of record as more fully described in Chicago Title Company Order 620025510Z, Schedule B, Special Exceptions, which are attached hereto and made a part hereof.

Dated: December 8, 2015

Marcia Wilson Fleming

Marcia Wilson Fleming

Gary M. Moore

By: *Marcia Wilson Fleming, P.O.A.*

Gary M. Moore *Attorney in Fact*

By: Marcia Wilson Fleming, his Attorney in Fact

SKAGIT COUNTY WASHINGTON**REAL ESTATE EXCISE TAX**

2015 5624

DEC 14 2015

Amount Paid \$ 6804.60

Skagit Co. Treasurer

By *Adam* Deputy

STATUTORY WARRANTY DEED

(continued)

State of Washington
County of Skagit

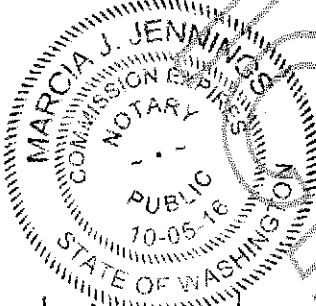
I certify that I know or have satisfactory evidence that Marcia Wilson Fleming

is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Attorney in Fact of Gary M. Moore to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: December 10, 2015

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of WA
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016



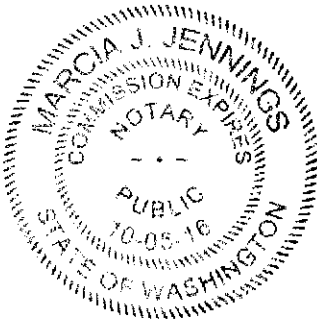
State of Washington
County of Skagit

I certify that I know or have satisfactory evidence that Marcia Wilson Fleming
is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 10, 2015

Marcia J. Jennings

Name: Marcia J. Jennings
Notary Public in and for the State of Washington
Residing at: Sedro-Woolley
My appointment expires: 10/5/2016



SCHEDULE "B"

SPECIAL EXCEPTIONS

1. Any rights, interests, or claims which may exist or arise by reason of the matters disclosed by survey.
Recording Date: January 26, 2005
Recording No.: 200501260019
2. City, county or local improvement district assessments, if any.
3. General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.