

When recorded return to:

Tegaan M. Klinker
William M. DeFrancisco
1414 South 12th Street
Mount Vernon, WA 98274



Skagit County Auditor \$74.00
12/31/2015 Page 1 of 2 11:30AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 153946-OE ✓

Grantor: Cheryl Dawson
Grantee: Tegaan M. Klinker and William M. DeFrancisco

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR CHERYL DAWSON, a ^{single} woman, as her separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to TEGAAN M. KLINKER and WILLIAM M. DeFRANCISCO, wife and husband the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE NW, 29-34-4 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340429-0-189-0006, P28362

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated December 29, 2015

Cheryl Dawson
Cheryl Dawson

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20155293
DEC 31 2015

Amount Paid \$ 3404.80
Skagit Co. Treasurer
By mm Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

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

Dated: December 30th 2015

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



EXHIBIT "A"

That portion of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 29, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the East line of 12th Street, as established in the City of Mount Vernon, 475 feet North of the South line of said Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$;
thence East 100 feet to the West line of the alley through Block 22 of Millett's Addition, if extended South;
thence North on the West line of said alley 50 feet;
thence West 100 feet, more or less, to the East line of 12th Street;
thence South along the East line of 12th Street to the point of beginning.

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