

AFTER RECORDING MAIL TO

Paul N. Luvera Jr.
1007 Sea Cliff Drive N.W.
Gig Harbor, WA 98332

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 154396-OE

Abbreviated Legal: Lots 5 And 6, Block 5, Riverside Addition To Mount Vernon.
Tax Parcel Number: 3755-005-006-0004, P54172
Grantor: Morrill, Heirs of Nan Jean
Grantee: Luvera, Paul N. Jr.



201602170034

Skagit County Auditor
2/17/2016 Page

1 of

\$74.00

2 11:28AM

**Statutory Warranty Deed
(FULFILLMENT)**

Land Title and Escrow

THE GRANTOR MARY LYNN MORRILL AND JAMES I. DRAKE (THE SPOUSE OF NANCY ANN DRAKE, DECEASED) AS THE SURVIVING HEIRS AND DEVISEES OF NAN JEAN MORRILL (Deceased) and her sister Marguerite Burgess (also Deceased) for and in consideration of Fulfillment of Real Estate Contract in hand paid, conveys and warrants to PAUL N. LUVERA, JR., as his separate property by Decree of Dissolution filed February 13, 1981 in Skagit County Superior Court Case No. 41920, the following described real estate, situated in the County of Skagit, State of Washington:

Lots 5 and 6, Block 5, 'RIVERSIDE ADDITION TO THE TOWN OF MOUNT VERNON,' as per plat recorded in Volume 3 of Plats, page 24, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

This deed is given in fulfillment of that certain real estate contract between Nan Jean Morrill, a widow, as seller, and Paul N. Luvera Jr. and Carol Ann Luvera, husband and wife, as purchaser, dated June 10, 1976, and conditioned for the conveyance of the above described property, and the covenants of warranty herein contained shall not apply to any title, interest or encumbrance arising by, through or under the purchaser in said contract, and shall not apply to any taxes, assessments or other charges levied, assessed or becoming due subsequent to the date of said contract.

Real Estate Excise Tax was paid on this sale or stamped exempt on July 8, 1976, receipt No. 2553, in the amount of \$725.00..

838693

Dated February 9, 2016

Mary Lynn Morrill
Mary Lynn Morrill

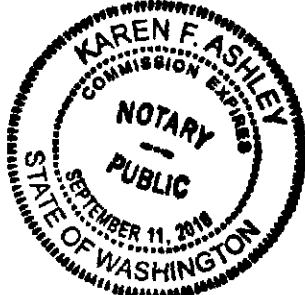
James I. Drake
James I. Drake

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that James I. Drake

are the persons who appeared before me, and said persons acknowledged that signed this instrument and acknowledge it to Be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 9th, 2016



Karen Ashley

Notary Public in and for the State of Washington

Residing at Sedro-Woolley

My appointment expire: 9-11-2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

FEB 17 2016

Amount Paid \$
Skagit Co. Treasurer
By MB Deputy

Mary Lynn Morrill
Mary Lynn Morrill

NOTARY PUBLIC
STATE OF WASHINGTON
HANNAH CURA MANABAT
My Appointment Expires
DECEMBER 15, 2018

STATE OF Washington }
COUNTY OF KING } SS:

I certify that I know or have satisfactory evidence that Mary Lynn Morrill

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

Dated: February 16, 2016

Hannah Cura Manabat
Notary Public in and for the State of Washington
Residing at EVERETT WA
My appointment expire: DEC. 15, 2018