



AFTER RECORDING MAIL TO:
Son-Hsiung and Yee-Fan Riu and Jason Gordon and Angela Gordon
105 N 11th Street
Mount Vernon, WA 98273

2016904
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

MAR 18 2016

Amount Paid \$ 5345⁰⁰
Skagit Co. Treasurer
By MF Deputy

Filed for Record at Request of: WFG National Title Company
Escrow Number: 656288

Statutory Warranty Deed

Grantor(s): Steve and Gail Johnson Investments, LLC, a Washington Limited Liability Company
Grantee(s): Son-Hsiung Riu and Yee-Fan Riu, husband and wife and Jason Gordon and Angela Gordon, husband and wife
Abbreviated Legal: Lots 13 & 14, Blk 5, Hayton's Add. To Mt. Vernon.
Assessor's Tax Parcel Number(s): 3728-001-014-0008

THE GRANTOR Steve and Gail Johnson Investments, 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 Son-Hsiung Riu and Yee-Fan Riu, husband and wife and Jason Gordon and Angela Gordon, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Lots 13 and 14, Block 5, "HAYTON'S ADDITION TO MT. VERNON, WASH.," as per plat recorded in Volume 3 of Plats, page 85, records of Skagit County, Washington. Situate in the City of Mount Vernon, County of Skagit, State of Washington.

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

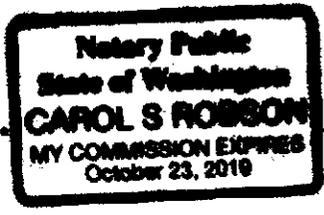
Document Date: 2/8/2016

By Steve Johnson, Manager and Gail Johnson, Manager
Steve Johnson, Manager Gail Johnson, Manager

STATE OF WASHINGTON
County of King Pierce SS:

I certify that I know or have satisfactory evidence that Steve and Gail Johnson Investments, LLC are the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument on oath stated that they were authorized to execute the instrument and acknowledged it as the managers of the Steve and Gail Johnson Investments, LLC, a Washington Limited Liability Company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated this 9 day of Feb, 2016



Carol S. Robson
CAROL S. ROBSON
Notary Public in and for the State of WASHINGTON
Residing at Lakewood
My appointment expires: 10-23-19