



201605130095

Skagit County Auditor \$76.00
5/13/2016 Page 1 of 4 3:35PM

When recorded return to:
Misty Barganski and Terry Barganski
1105 North 8th Street
Mount Vernon, WA 98273

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

4100 194th St. SW, #230
Lynnwood, WA 98036

Escrow No.: 500039894 **CHICAGO TITLE**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brandon Houghton and Juliana Houghton, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Misty Barganski and Terry Barganski, a married couple
the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

PTN SW SW, 17-34-04

Tax Parcel Number(s): P25584 / 340417-0-048-0001

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 10, 2016

Brandon Houghton

Juliana Houghton

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 1901
MAY 13 2016

Amount Paid \$ 4277.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Brandon Houghton and Juliana Houghton are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 5-11-16

Name: CYNTHIA CAMERON
Notary Public in and for the State of WA
Residing at: 11111 NW 100
My appointment expires: 12-17-18



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P25584 / 340417-0-048-0001

PARCEL A:

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning 570 feet North and 255.74 feet West of the Southeast corner of said subdivision;
Thence North a distance of 60 feet;
Thence West a distance of 136.96 feet;
Thence South a distance of 60 feet;
Thence East a distance of 136.96 feet to the point of beginning.

Situate in Skagit County, Washington

PARCEL B:

An easement for ingress and egress over and across the South 8 feet of that portion of the Southwest 1/4 of the Southwest 1/4 of Section 17, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point that is 630 feet North and 255.74 feet West of the Southeast 1/4 of said subdivision;
Thence North a distance of 84.05 feet;
Thence West a distance of 136.96 feet;
Thence South a distance of 84.05 feet;
Thence East a distance of 136.96 feet to the point of beginning.

Situate in Skagit County, Washington

EXHIBIT "B"
Exceptions

1. Right of any party interested to sue or petition to have set aside, modified or contest a judicial or non-judicial foreclosure or forfeiture, or any deed pursuant hereto, through which title to the Land is derived; and any liens, encumbrances and/or ownership interests which may exist as a result of any acts or omissions of the foreclosing parties, or as a result of such suit or petition
2. Assessments, if any, levied by City of Mount Vernon.