



201605240021

When recorded return to:

Mr. and Mrs. Edward R. Sanders, Mr. and Mrs. James R. Sanders  
215 Lilac Drive  
Mount Vernon, WA 98273

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 154705-OE

Grantor: Jim R. Fredlund and Cheri L. Fredlund  
Grantee: Edward R. Sanders, Candace J. Sanders, James R. Sanders and Melissa L. Sanders

**CHICAGO TITLE Statutory Warranty Deed**  
020025466

THE GRANTOR JAMES R. FREDLUND, who acquired title as JIM FREDLUND, and CHERI L. FREDLUND, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to EDWARD R. SANDERS and CANDACE J. SANDERS, husband and wife and JAMES R. SANDERS and MELISSA L SANDERS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 23, Parkwood Estates Of Mount Vernon

*ERS WP @ MS*

Lot 23, "PLAT OF PARKWOOD ESTATES OF MOUNT VERNON," as per plat recorded in Volume 14 of Plats, pages 176 and 177, records of Skagit County, Washington. Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 4555-000-023-0002, P96007

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B" Special Exceptions, 1 through 10, of Chicago Title Company's Preliminary Commitment No. 620025466.

Dated May 17, 2016

Jim R. Fredlund  
By Cheri L. Fredlund  
Jim R. Fredlund  
*A I F as his attorney in fact*

Cheri L. Fredlund  
Cheri L. Fredlund

STATE OF Washington }  
COUNTY OF Skagit } SS:

On this \_\_\_\_\_ day of May, 2016 before me personally appeared \_\_\_\_\_

Cheri L. Fredlund, to me known to be the individual described in and

who executed the foregoing instrument her self and as Attorney in Fact for Jim R. Fredlund and acknowledged that she signed and sealed the same free and voluntary act and deed for her self and also as

as Cheri L. Fredlund free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.  
(Seal)



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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
20162052  
MAY 24 2016

LPB 10-05(i-1)

Amount Paid \$ 12,287.00  
Skagit Co. Treasurer  
By HB Deputy