

When recorded return to:
Mason Brooks
13078 Beaver Lake Road
Mount Vernon, WA 98273



201605270008

Skagit County Auditor \$76.00
5/27/2016 Page 1 of 4 9:56AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620027106

CHICAGO TITLE

620027106

STATUTORY WARRANTY DEED

THE GRANTOR(S) Travis Johns and Tiffany Johns, 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 Mason Brooks, an unmarried person
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 GOV. LOT 1, 12-34-04 Tax/Map ID(s):

Tax Parcel Number(s): P24589 / 340412-0-036-0000,

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016 2107
MAY 27 2016

Amount Paid \$4,722.⁰⁰
Skagit Co. Treasurer
By *Mason* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: May 11, 2016



Travis Johns

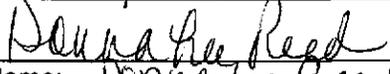


Tiffany Johns

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Travis Johns and Tiffany Johns 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: 5/18/16



Name: Donna Lee Reed
Notary Public in and for the State of Washington
Residing at: Marysville, WA
My appointment expires: 10.1.2019

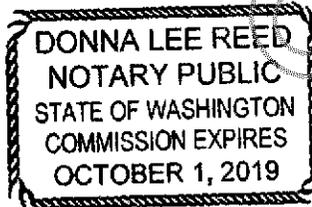


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24589 / 340412-0-036-0000

That portion of Government Lot 1 in Section 12, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point 7.44 chains East and 4.32 chains South of the Northwest corner of said Government Lot 1, said point being at the intersection of the Southerly boundary of a County road known as the Clear Lake and Beaver Road as it existed March 16, 1964 and the Easterly line of the right of way of the Puget Sound and Cascade Railway Company right of way;
Thence along the County road South 27.5° East a distance of 138 feet to the true point of beginning of this description;
Thence continue South 27.5° East along said County road 230 feet;
Thence West to the Easterly line of the Puget Sound and Cascade Railway right of way;
Thence North 17.5° East along said right of way to a point which bears South 63° West from the true point of beginning;
Thence North 63° East to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Reservation contained in deed
Recording Date: March 30, 2006
Recording No.: 200603300139
Regarding: Skagit County Right to Farm Ordinance
2. City, county or local improvement district assessments, if any.