

When recorded return to:
Amber Preas
1111 McLean Road
Mount Vernon, WA 98273



201606170134

Skagit County Auditor \$76.00
6/17/2016 Page 1 of 4 3:38PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620026555 **CHICAGO TITLE**

STATUTORY WARRANTY DEED

THE GRANTOR(S) Jo E. Velasco and Joe R. Velasco, wife and husband
for and in consideration of Ten And No/100 Dollars (\$10.00) and other valuable consideration
in hand paid, conveys, and warrants to Amber Preas, 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 SE NW, 19-34-04

Tax Parcel Number(s): P26632 / 340419-2-282-0004

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20162512
JUN 17 2016

Subject to:

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

Amount Paid \$3565.00
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED

(continued)

Dated: June 13, 2016

Jo E. Velasco
Jo E. Velasco

Joe R. Velasco
Joe R. Velasco

State of WASHINGTON
County of SKAGIT

I certify that I know or have satisfactory evidence that Jo E. Velasco and Joe R. Velasco 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: June 17, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of 9-01-2018
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY -- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P26632 / 340419-2-282-0004

That portion of the Southeast Quarter of the Northwest Quarter of Section 19, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the East line of Curtis Street and the North line of the McLean Road as shown on the plat of BOWKER'S FIRST ADDITION TO THE TOWN OF MOUNT VERNON, according to the plat thereof recorded in Volume 3 of Plats, page 50, records of Skagit County, Washington;

Thence East along the North line of said McLean Road, 100 feet to the true point of beginning;

Thence East along said North line of McLean Road, 100 feet;

Thence North parallel with the East line of said Curtis Street, 112 feet;

Thence West parallel with the said McLean Road, 100 feet;

Thence South 112 feet to the true point of beginning.

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Assessments, if any, levied by City of Mount Vernon.
2. City, county or local improvement district assessments, if any.