

When recorded return to:

Shawn J. Flynn
3403 H Avenue
Anacortes, WA 98221



201606230079

Skagit County Auditor \$74.00
6/23/2016 Page 1 of 2 3:26PM

Filed for Record at Request of
Land Title & Escrow
Escrow Number: 154828-OAE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20160623
JUN 23 2016

Amount Paid \$ 3193.⁰⁰
Skagit Co. Treasurer
By Adam Deputy

Grantor: Rustad Construction LLC

Grantee: Shawn J. Flynn and Kayla A. Flynn

Tax Parcel Number(s): P128258/350125-0-063-0100

Abbreviated Legal: Lot 2, Oicles/Rustad BLA 201506190096; A Ptn Lots 2 & 3 SP ANA-08-005 In 25-35-1 E W.M.

Land Title and Escrow

Statutory Warranty Deed

THE GRANTOR(S) Rustad Construction 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 Shawn J. Flynn and Kayla A. Flynn, a marital community GRANTEE(S) the following described real estate, situated in the County of Skagit, State of Washington

Lot 2 of the OICLES/RUSTAD BOUNDARY LINE ADJUSTMENT COA BLA-2015-0001 approved June 19, 2015 and recorded June 19, 2015 under Auditor's File No. 201506190096, records of Skagit County, Washington; being more fully described as follows:

Those portions of Lots 2 and 3, City of Anacortes Short Plat No. ANA-08-005, as approved December 18, 2008 and recorded January 13, 2009, under Auditor's File No. 200901130057, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Northeast ¼ of Section 25, Township 35 North, Range 1 East, W.M., described as follows:

Beginning in the Southwest corner of Lot 1 of said Short Plat,
thence North 89°39'45" East, 133.21 feet along the South boundary of said Short Plat to the point of beginning;
thence North 89°39'45" East, 133.79 feet along the South boundary of said Short Plat to the Southeast corner thereof;
thence North 0°21'19" West, 106.00 feet along the East boundary of said Short Plat to the Northeast corner thereof;
thence South 89°39'45" West, 133.79 feet along the North boundary of said Short Plat;
thence South 0°21'19" East, 106.00 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress as delineated on the face of City of Anacortes Short Plat No. ANA-08-005, as approved December 18, 2008 and recorded January 13, 2009, under Auditor's File No. 200901130057, records of Skagit County, Washington; being a portion of the Southwest ¼ of the Northeast ¼ of Section 25, Township 35 North, Range 1 East, W.M.

Situate in the City of Anacortes, County of Skagit, State of Washington.

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 154828-OAE.

Dated June 17, 2016

Rustad Construction LLC

Monte Rustad
By: Monte Rustad, Member

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Monte Rustad
signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledged it as the Member
of Rustad Construction LLC to be the free and voluntary act of such
party for the uses and purposes mentioned in this instrument.

Dated: June 17, 2016

Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/2019

