



201608190155

When recorded return to:
Stanley V. Richardson
12005 33rd Avenue Northeast
Seattle, WA 98125

Skagit County Auditor \$76.00
3/19/2016 Page 1 of 4 4:06PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028588

CHICAGO TITLE

620028588

STATUTORY WARRANTY DEED

THE GRANTOR(S) Clayton B James, an unmarried person
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Stanley V. Richardson, 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.)

Lot(s): 3-4 Block: 4 FIRST ADD TO THE TOWN OF LACONNER Tax/Map ID(s):

Tax Parcel Number(s): P74243 / 4125-004-004-0000,

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016/8/19

AUG 19 2016

Amount Paid \$1,785.00

Skagit Co. Treasurer

By *mgj*

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: August 18, 2016

Clayton B James

BY: Clayton B. James by Andrew M. Szurek as attorney in fact
Clayton B James, by Andrew M Szurek as attorney in fact

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that Andrew M Szurek is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Clayton B James and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: August 19, 2016

Kathy A Freeman
Name: Katheryn A. Freeman
Notary Public in and for the State of WA
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): P74243 / 4125-004-004-0000

Lots 3 and 4, Block 4, "FIRST ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, page 4, records of Skagit County, Washington;

EXCEPT therefrom the following described parcel:

Beginning at the North corner of said Lot 4, thence Southeasterly parallel with the Southerly line of Block 4, a distance of 100.36 feet to the Easterly line of said Block 4;
Thence Southwesterly along said Easterly line a distance of 6.99 feet;
Thence North 57 degrees 40' 14" West to a point on the Northwesterly line of said Lot 4, 4.81 feet Southwesterly of the point of beginning;
Thence Northeasterly along the Northwesterly line of said Lot 4 to the point of beginning.

(Also known as Parcel 2 of Lot Line Adjustment Survey recorded under Auditor's File No. 200802120063).

Situated in Skagit County, Washington.

EXHIBIT "B"
Exceptions

1. Statutory Warranty Deed Boundary Line Adjustment Form: Town of La Conner and the terms and conditions thereof:

Recording Date: February 12, 2008
Recording No.: 200802120062
2. Lot Line Adjustment Survey

Recording Date: February 12, 2008
Recording No.: 200802120063
3. Assessments, if any, levied by Town of La Conner.
4. City, county or local improvement district assessments, if any.