

UNOFFICIAL



Skagit County Auditor
8/26/2016 Page 1 of 2 3:43PM \$74.00

AFTER RECORDING MAIL TO:

James Garrity
460 Meadow Place
Sedro Woolley, WA 98284

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20163787
AUG 26 2016

Amount Paid \$ 4330.40
Filed for Record at Request of: Skagit Co. Treasurer
First American Title Insurance Company By *mem* Deputy GUARDIAN NORTHWEST TITLE CO.

112201

STATUTORY WARRANTY DEED

File No: 4221-2704479 (th)

Date: August 26, 2016

Grantor(s): James L. Mustoe
Grantee(s): James Garrity
Abbreviated Legal: Lot 22, "PLAT OF SPRING MEADOWS - DIV. II"
Additional Legal on page:
Assessor's Tax Parcel No(s): P116067

THE GRANTOR(S) James L. Mustoe, a single man for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **James M. Garrity and Patricia L. Garrity, husband and wife**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 22, "PLAT OF SPRING MEADOWS - DIV. II", as per plat recorded in Volume 17 of Plats, pages 75 and 76, records of Skagit County, Washington; EXCEPT that portion described as follows:

Beginning at the Northwest corner of said Lot 22; thence South 15°41'54" East along the West line thereof, a distance of 36.25 feet; thence North 01°37'04" West, a distance of 14.39 feet; thence North 24°37'16" West, a distance of 22.57 feet to the point of beginning of this description.

Situate in the County of Skagit, State of Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

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James L. Mustoe
James L. Mustoe

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **James L. Mustoe**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: *8/26/18* *Fiona S. Vassar*

FIONA S. VASSAR
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
MARCH 19, 2018

Notary Public in and for the State of Washington
Residing at: *Kalifornien*
My appointment expires: *3/19/18*