

When recorded return to:

Mr. and Mrs. Robert T. Beran  
212 S. 47th Street  
Mount Vernon, WA 98274



201609020001  
Skagit County Auditor \$74.00  
9/2/2016 Page 1 of 2 9:37AM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 154445-OE ✓

Grantor: Woodside 1 & 2, LLC  
Grantee: Robert T. Beran and Nancy L. Beran

Land Title and Escrow

## Statutory Warranty Deed

THE GRANTOR WOODSIDE 1 & 2 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 ROBERT T. BERAN and NANCY L. BERAN, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 120, Woodside PUD Div. 1 & 2.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

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. 154445-OE.

Tax Parcel Number(s): 6038-000-120-0000, R133313

Dated August 26, 2016

Woodside 1 & 2, LLC, a Washington limited liability company

Kendra F. Decker  
By: Kendra F. Decker, Manager

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 3923  
SEP 02 2016

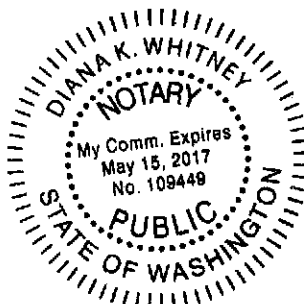
Amount Paid \$6247.76  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF Washington  
County of Skagit

I certify that I know or have satisfactory }  
} SS: Kendra F. Decker

me, and said person acknowledged she the person who appeared  
signed this instrument, on oath She is  
authorized to execute the instrument and is Manager  
of Woodside 1 & 2, LLC, a Washington limited liability co.  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: August 30<sup>th</sup> 2016



Diana K. Whitney  
Notary Public in and for the State Washington  
Residing Bow  
My appointment 15 MAY 2017

## EXHIBIT A

Schedule "A-1"

154445-OE

### DESCRIPTION:

Lot 120, "PLAT OF WOODSIDE PUD DIVISIONS 1 AND 2", recorded July 27, 2016, under Skagit County Auditor's File No. 201607270025.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.