

AFTER RECORDING MAIL TO:

Venessa Evans
17871 Best Rd.
Mount Vernon, WA 98273



Skagit County Auditor
9/2/2016 Page

1 of 3 3:43PM

\$75.00

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

112268

STATUTORY WARRANTY DEED

File No: **4271-2710394 (JMS)**

Date: **August 22, 2016**

Grantor(s): **Elizabeth J. Longwell**
Grantee(s): **Venessa Evans**
Abbreviated Legal: **Portion of Lot 1 of Short Plat 30-81**
Additional Legal on page: **3**
Assessor's Tax Parcel No(s): **P47829**

THE GRANTOR(S) Elizabeth J. Longwell, as her sole and separate property for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Venessa Evans, a single person**, 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:

See attached Schedule "C"

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.

Elizabeth J. Longwell

Elizabeth J. Longwell

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20163955
SEP 02 2016

Amount Paid \$1785.00
Skagit Co. Treasurer
By *Mdm* Deputy

APN: P47829

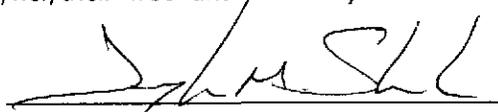
Statutory Warranty Deed
- continued

File No.: 4271-2710394 (JMS)

STATE OF Washington)
)-ss
COUNTY OF Skagit)

I certify that I know or have satisfactory evidence that **Elizabeth J. Longwell**, 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: SEPTEMBER 2, 2016



Joseph M. Steele
Notary Public in and for the State of Washington
Residing at: Bellingham
My appointment expires: 8-1-19

JOSEPH M. STEELE
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
08-01-19

Schedule "C"
Legal Description

The land referred to in this report/policy is situated in the State of Washington, County of Skagit, and is described as follows:

Lot 1, of Short Plat No. 30-81 filed in Volume 6 of Short Plats at Page 7 under Auditor's File Number 8208090009, records of Skagit County, Washington and being in the Northwest quarter of the Northeast quarter of Section 15, Township 36 North, Range 3 East, W.M.

EXCEPT the parcel described as:

Beginning at the angle point in the South line of said Lot 1 that lies S 88°40'48"E a distance of 92.47 feet from the Northeast corner of Lot 2 of said Short Plat No. 30-81; thence N 00°39'29"E along the boundary of said Lot 1, a distance of 61.24 feet; thence S 88°40'48"E along the boundary of said Lot 1, a distance of 195.95 feet; thence N 00°39'29"E, a distance of 60.00 feet; thence N 88°40'48"W, a distance of 215.95 feet; thence S 00°39'29"W, a distance of 121.24 feet to the boundary of said Lot 1; thence S 88°40'48"E along said boundary, a distance of 20.00 feet to the point of beginning of this description.

TOGETHER WITH the parcel described as:

Beginning at the corner of Lot 3 of Short Plat No. 30-81 filed in Volume 6 of Short Plats at Page 7 under Auditor's File Number 8208090009, that lies S 00°39'29"W, a distance of 516.74 feet from the Northeast corner of said Short Plat No. 30-81; thence N 88°40'48"W along the boundary of said Lot 3, a distance of 100.00 feet; thence N 00°39'29"E along the boundary of said Lot 3, a distance of 120.00 feet; thence N 88°40'48"W along the boundary of said Lot 3, a distance of 99.04 feet; thence S 00°39'29"W, a distance of 131.55 feet; thence S 88°40'48"E, a distance of 199.04 feet to the East line of said Lot 3; thence N 00°39'29" East along said East line, a distance of 11.55 feet to the point of beginning of this description.

Situate in Skagit County, Washington.