

When recorded return to:
Quoc Bao Pham
1001 North Viewmont Drive
Mount Vernon, WA 98273



Skagit County Auditor
9/12/2016 Page 1 of 3 3:28PM \$75.00

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028532

CHICAGO TITLE
620028532 STATUTORY WARRANTY DEED

THE GRANTOR(S) Michael P. Doherty and Marissa J. Doherty, husband and wife
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Quoc Bao Pham, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

That portion of the Southeast Quarter of the Southeast Quarter of Section 17, Township 34 North,
Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southwest corner of Lot 17, BEL-AIR MANOR THIRD ADDITION, according to
the plat thereof recorded in Volume 10 of Plats, page 42, records of Skagit County, Washington;
Thence South parallel with the East line of 10th Street, 126 feet;
Thence Northeast to a point on the Southwest line of North Viewmont Drive (as shown on said
Plat), which point lies 60 feet Southeasterly from the Southeast corner of said Lot 17, when
measured along the Southwesterly line of said North Viewmont Drive;
Thence Northwesterly along said Southwesterly line 60 feet to the Southeast corner of said Lot
17;
Thence West along the South line of said Lot 17 to the point of beginning.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P26037 / 340417-4-014-0805.

Subject to:

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

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20164081
SEP 12 2016

Amount Paid \$ 3921.00
Skagit Co. Treasurer
By: HB Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: September 7, 2016

[Signature]
Michael P. Doherty

[Signature]
Marissa J. Doherty

State of WA
County of Skagit

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

Dated: 9/8/16

[Signature]
Name: Tara A. Stewart
Notary Public in and for the State of WA
Residing at: Marysville
My appointment expires: 11-0-17

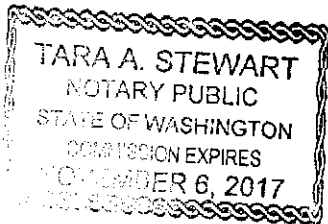


EXHIBIT "A"
Exceptions

1. Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey,

Recording Date: September 24, 2014

Recording No.: 201409240002

Matters shown: Encroachment of a fence along the Southeasterly boundary of said premises

2. Assessments, if any, levied by City of Mount Vernon.
3. City, county or local improvement district assessments, if any.