

When recorded return to:

Mr. and Mrs. Stephen M Ruane, Jr.
165 S. 48th Street
Mount Vernon, WA 98274



Skagit County Auditor
9/23/2016 Page

1 of 2 1:20PM
\$74.00

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 155132-OE

Grantor: Woodside 1 & 2, LLC
Grantee: Stephen M Ruane, Jr. and Ruth L. Ruane

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 STEPHEN M. RUANE, JR. and RUTH L. RUANE, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 122, Woodside PUD Divisions 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. 155132-OE.

Tax Parcel Number(s): 6038-000-122-0000, P133315

Dated September 20, 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
20164322
SEP 23 2016

Amount Paid \$ 5685.49
Skagit Co. Treasurer
By Marn 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: September 21st 2016

Diana K. Whitney

Notary Public in and for the State Washington

Residing Bow

My appointment 15 MAY 2017

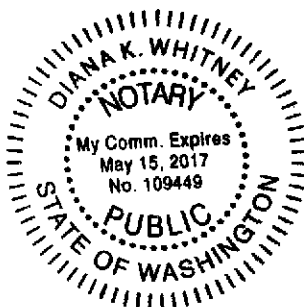


EXHIBIT A

Schedule "A-1"

155132-OE

DESCRIPTION:

Lot 122, "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.