

AFTER RECORDING MAIL TO:
Jon A. Brouelette
4812 New Woods Place
Mount Vernon, WA 98274



201609270078

Skagit County Auditor

\$74.00

9/27/2016 Page

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2 1:51PM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 4386
SEP 27 2016

Amount Paid \$ 7303.00
By MT Skagit Co. Treasurer Deputy

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 16-61038

Statutory Warranty Deed

Grantor(s): Michael D. Wilson and Patti J. Wilson, husband and wife
Grantee(s): Jon A. Brouelette, an unmarried man
Abbreviated Legal: N/A
Additional legal(s) on page: lot 42 Eaglemont PH1A
Assessor's Tax Parcel Number(s): P104309

THE GRANTOR **Michael D. Wilson and Patti J. Wilson, husband and wife**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Jon A. Brouelette, an unmarried man**, the following described real estate, situated in the County of Skagit, State of Washington:

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

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Dated: September 15, 2016

Michael D. Wilson
Michael D. Wilson
Patti J. Wilson
Patti J. Wilson

Land Title and Escrow

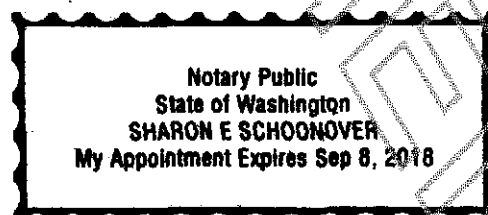
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STATE OF wa }
County of Snohomish } SS.

I certify that I know or have satisfactory evidence that Michael D. Wilson and Patti J. Wilson 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 the instrument.

Dated this 16 day of September, 2016

Sharon E. Schoonover
Notary Public in and for the State of WASHINGTON
Residing at: Sharon E. Schoonover
My appointment expires: 9-8-18



Schedule "A-1"

156174-O

DESCRIPTION:

Lot 42, "PLAT OF EAGLEMONT PHASE 1A," as per plat recorded in Volume 15 of Plats, pages 130 through 146, inclusive, under Auditor's File No. 9401250031.

TOGETHER WITH that portion of the Northeast $\frac{1}{4}$ of Section 27, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at the Southwest corner of Lot 42, "PLAT OF EAGLEMONT PHASE 1A," as per plat recorded in Volume 15 of Plats, pages 130 through 146, inclusive, under Auditor's File No. 9401250031, records of Skagit County, Washington, and the true point of beginning;

thence South $89^{\circ}37'13''$ East a distance of 69.55 feet to a point which lies South $1^{\circ}15'52''$ West from the Southeast corner of said Lot 42;

thence North $1^{\circ}15'52''$ East a distance of 19.72 feet to the Southeast corner of Lot 42;

thence North $89^{\circ}37'13''$ West along the South line of said Lot 42, a distance of 49.78 feet;

thence South $45^{\circ}52'41''$ West along the South line of Lot 42 a distance of 28.14 feet to the true point of beginning.

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