

When recorded return to:
Joshua Mills
39278 Cape Horn Road
Concrete, WA 98237



Skagit County Auditor
11/15/2016 Page 1 of 4 \$76.00
3:43PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029126

CHICAGO TITLE
620029126
STATUTORY WARRANTY DEED

THE GRANTOR(S) Birdsvew Properties LLC, A Limited Liability Company of Washington
for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration
in hand paid, conveys, and warrants to Joshua Mills, a married person as his separate property

the following described real estate, situated in the County of Skagit, State of Washington:
That portion of the Southwest Quarter of the Northeast Quarter of the Southwest Quarter of
Section 15, Township 35 North, Range 7 East of the Willamette Meridian, described as follows:

Beginning at a point where the South side of the Cape Horn County Road as it existed on July 30,
1966, intersects the centerline of said Southwest Quarter;
Thence South 414.69 feet;
Thence East 206.36 feet;
Thence North 427.31 feet to the South margin of said County road;
Thence South 86°33' West 209.35 feet to the point of beginning.

Situated in Skagit County, Washington
Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P42688 / 350715-0-010-0003,

Subject to:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201615174
NOV 15 2016

Amount Paid \$ *576.00*
By *Mb* Skagit Co. Treasurer Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 4, 2016

Birdsview Properties LLC, A Limited Liability Company of Washington

BY: 
Micheal Bauter Members/Managers

BY: 
Lindsay Myers Members/Managers

STATUTORY WARRANTY DEED
(continued)

State of Washington
County of SKAGIT

I certify that I know or have satisfactory evidence that Michael Bouter and Lindsay Myers
is/are the person(s) who appeared before me, and said person acknowledged that (he/she/they) signed this instrument, on oath stated that (he/she/they) was authorized to execute the instrument and acknowledged it as the Members/Managers of Birdsview properties LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: November 11, 2016

Kathryn A. Freeman
Name: Kathryn A. Freeman
Notary Public in and for the State of WA
Residing at: Snohomish CO
My appointment expires: 9-01-2018

KATHERYN A. FREEMAN
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 9-01-2018

EXHIBIT "A"
Exceptions

1. Agreement, including the terms and conditions thereof; entered into;
Recorded: June 6, 1994
Auditor's No. 9406060151, records of Skagit County, Washington
Providing: Sewage system
2. Notice that this parcel is located near or adjacent to property designated agricultural or forestry land as disclosed by instrument recorded under Auditor's File No. 200412150154, records of Skagit County, Washington.
3. City, county or local improvement district assessments, if any.