

When recorded return to:

Jerald H Granahan and Patricia A Granahan
20317 Lafayette Road
Burlington, WA 98233



201612010056

Skagit County Auditor

\$75.00

12/1/2016 Page

1 of

3 3:21PM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028953

CHICAGO TITLE

620028953

STATUTORY WARRANTY DEED

THE GRANTOR(S) Joan Fox, an unmarried person

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration in hand paid, conveys, and warrants to Jerald H. Granahan and Patricia A. Granahan, a married couple

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

PARCEL A:

That portion of the East Half of the East Half of Tract 24, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 24;
Thence West along the South line of said Tract a distance of 120 feet to the true point of beginning;
Thence North parallel with the East line of said Tract, a distance of 115 feet;
Thence West parallel to the South line of said Tract, a distance of 35 feet;
Thence South parallel to the South line of said Tract;
Thence East to the true point of beginning.

Situated in Skagit County, Washington

PARCEL B:

That portion of the East Half of the East Half of Tract 24, PLAT OF THE BURLINGTON ACREAGE PROPERTY, according to the plat thereof, recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, described as follows:

Beginning at the Southeast corner of said Tract 24;
Thence North along the East line of said Tract, a distance of 115 feet;
Thence West parallel to the South line of said Tract, a distance of 120 feet;
Thence South parallel to the East line of said Tract to the South line of said Tract;
Thence East to the point of beginning.

Situated in Skagit County, Washington.

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

Tax Parcel Number(s): P62421 / 3867-000-024-1022

Subject to:

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

**SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX**

2016 5436

NOV 30 2016

Amount Paid \$ 4544.00

Skagit Co. Treasurer

By *TTB*

Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: November 29, 2016

Joan Fox
Joan Fox

State of Washington

County of SKAGIT

I certify that I know or have satisfactory evidence that

Joan Fox
(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/hers/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: November 30, 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

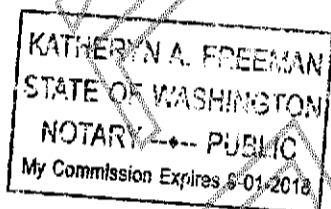


EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	Puget Sound Power & Light Company
Purpose:	Electric transmission and/or distribution line, together with necessary appurtenances
Recording Date:	October 23, 1991
Recording No.:	9110230051
Affects:	Portion of said premises
2. Assessments, if any, levied by City of Burlington.
3. City, county or local improvement district assessments, if any.