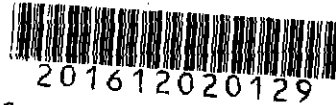


When recorded return to:

Ms. Andrea Lukken
922 North Fruitdale Road
Sedro-Woolley, WA 98284



Skagit County Auditor

12/2/2016 Page

1 of

2 3:30PM

\$74.00

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 156685-OE ✓

Grantor: Kimberly M. Kirk
Grantee: Andrea Lukken

Statutory Warranty Deed

Land Title and Escrow

THE GRANTOR KIMBERLY M. KIRK, as her separate property (unmarried) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ANDREA LUKKEN, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 1, SP 90-58, Being A Ptn Of The NW 1/4 SE 1/4, 18-35-5 E W.M.

Lot 1, Short Plat No. 90-58, approved October 16, 1990, recorded October 18, 1990 in Book 9 of Short Plats, page 272, under Auditor's File No. 9010180005 and being a portion of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

Tax Parcel Number(s): 350518-4-014-0208, P95640

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. 156685-OE.

Dated 11/23/16

Kimberly M. Kirk
Kimberly M. Kirk

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165471
DEC 02 2016

Amount Paid \$ 2230.⁰⁰
Skagit Co. Treasurer
By nam Deputy



Land Title Company

Of Skagit County

"We deliver results...not just promises"

Burlington
111 East George Hopper Rd
P.O. Box 445
Burlington, WA 98233
(360) 707-2158
1-800-869-7121
Title Fax (360) 707-0460
Escrow (360) 707-2312
Escrow Fax (360) 707-2012

Sedro-Woolley
921 Metcalf Street
Sedro-Woolley, WA 98284
(360) 855-9686
Escrow Fax (360) 855-9035

Burlington

Sedro-Woolley

156685-OE

AFFIDAVIT

KIMBERLY M. KIRK being first duly sworn, deposes and says:

That there are no parties in possession under unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the terms, on the following described property:

Lot 1, Short Plat No. 9058, approved October 16, 1990, recorded October 18, 1990 in Book 9 of Short Plats, page 272, under Auditor's File No. 9010180005 and being a portion of the Northeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 35 North, Range 5 East, W.M.

Property Tax ID No.: 350518-4-014-0208 P95640

Kimberly M. Kirk

Kimberly M. Kirk

STATE OF UTAH)
COUNTY OF Washington) SS:

I certify that I know or have satisfactory evidence that Kimberly M. Kirk

the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledge it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 23 Nov 2016

Carol Pike Long



CAROL PIKE LONG
Notary Public
State of Utah
My Commission Expires 05-26-2018
COMMISSION NO. 677495

Notary Public in and for the State of UTAH
Residing at 363 S. 200 East, Washington 84780
My appointment expires: 05-26-2018