



201612050105

Skagit County Auditor

\$74.00

12/5/2016 Page

1 of

2 1:15PM

WHEN RECORDED RETURN TO

Skagit County Treasurer
700 S Second, Room 205
Mount Vernon WA 98273

Grantor: Skagit County Treasurer
Grantee: Matthew Mahaffie
Legal Description: Sec 30, Township 35 North, Range 5 East; Ptn. Gov't Lot 7
(Additional Legal on Page 2)
Tax Parcel Number: P40396 350530-0-029-0104

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20165477

DEC 05 2016

State of Washington)

) SS,

TREASURER'S DEED

County of Skagit)

Amount Paid \$ ☒
Skagit Co. Treasurer
By *MF* Deputy

THIS INDENTURE, made this 2nd day of December, A.D. 2016, between Katie Jungquist, as Treasurer of Skagit County, State of Washington, party of the first part and, Matthew Mahaffie, party of the second part:

WITNESSETH, that, whereas at a public sale of real estate held on the 2nd day of December, A.D. 2016, pursuant to a real property tax judgment in the Superior Court in the County of Skagit on the 21st day of October, 2016, in proceedings to foreclose tax liens upon real property and an order of sale duly issued by said County, Matthew Mahaffie, duly purchased in compliance with the laws of the State of Washington, the following described real property in Skagit County, to-wit:

Parcel #P40396

Legal Description:

That portion of the East 80 feet of the West 240 feet of Government Lot 7, Section 30, Township 35 North, Range 5 East, W.M., lying Northerly of South Skagit Highway No. 360 as conveyed to Skagit County by deed dated August 20, 1948, recorded March 18, 1949, under Auditor's File No. 429114,

EXCEPT that portion lying within the boundaries of the former Puget Sound and Cascade Railway Company right of way conveyed to said Company by deed dated July 27, 1912, recorded July 29, 1912, under Auditor's File No. 93312 in Volume 90 of Deeds, page 350, subsequently conveyed by said Company to Skagit County by deed dated July 31, 1946, recorded October 27, 1947, under Auditor's File No. 410435,

ALSO EXCEPT that portion, if any, lying within boundaries of the following described tract:

Beginning at the intersection of the West line of Government Lot 7, and the North line of the South Skagit Highway No. 360;
thence Northeasterly along the North line of said South Skagit Highway, a distance of 83.01 feet

to the true point of beginning of this description;
thence front said true point of beginning continued Northeasterly along the North line of said South Skagit Highway a distance of 83.01 feet;
thence North parallel to the West line of said Lot 7 to the Skagit River;
thence Westerly along the Skagit River to a point that bears North 0°14'43" West from the true point of beginning;
thence South 0°14'43" East to the true point of beginning.

Situate in the County of Skagit, State of Washington.

and the said above named purchaser(s) has(have) complied with the laws of the State of Washington necessary to entitle, Matthew Mahaffie, to a deed for said real property.

NOW, THEREFORE, know ye, that I, Katie Jungquist, County Treasurer of said Skagit County, State of Washington, in consideration of the premises and by virtue of the statutes of the State of Washington, in such cases provided, do hereby grant and convey unto Matthew Mahaffie, heirs and assigns, forever the said real estate hereinbefore described.

GIVEN under my hand and seal of office this 2nd day of December A.D., 2016.

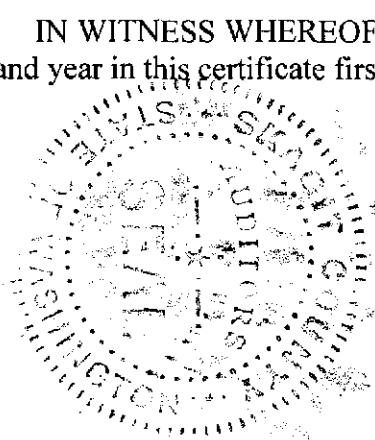



Katie Jungquist, Skagit County Treasurer

STATE OF WASHINGTON, }
County of Skagit }

On this 2nd day of December A.D., 2016, before me, the undersigned County Auditor in and for said county and state, personally appeared Katie Jungquist, to me personally known and known to me to be the Treasurer of Skagit County, Washington, and the person described in and who executed the foregoing instrument and she acknowledged to me that she signed and executed the same as Treasurer of said county, as her free and voluntary act and deed, for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.




Jeanne Youngquist
Skagit County Auditor