

AFTER RECORDING MAIL TO:
William A. Jones and Christina Leanne Jones
626 Pyramid Peak Place
Mount Vernon, WA 98273



201612190185

Skagit County Auditor \$74.00
12/19/2016 Page 1 of 2 3:28PM

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 16-68455

Statutory Warranty Deed

Grantor(s): Coby Wilson and Sarah Wilson, husband and wife
Grantee(s): William A. Jones and Christina Leanne Jones, a married couple
Abbreviated Legal: Lot 33, Skagit Highlands I
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P123173

THE GRANTOR **Coby Wilson and Sarah Wilson, husband and wife**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **William A. Jones and Christina Leanne Jones, a married couple**, 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: December 12, 2016

Coby Wilson
Coby Wilson
Sarah Wilson
Sarah Wilson

Land Title and Escrow

#01-160526-

STATE OF ARKANSAS)
County of BENTON) SS.

I certify that I know or have satisfactory evidence that Coby Wilson and Sarah 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 14 day of December, 2016

20165709
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

James R Latimer
Notary Public in and for the State of WASHINGTON, ARKANSAS
Residing at: Springdale, AR
My appointment expires: 8-16-26

DEC 19 2016

Amount Paid \$ 5414.42
By HF Skagit Co. Treasurer Deputy

James R Latimer
Notary Public
Benton County, Arkansas
My Commission Expires 8/16/2026
Commission# 12698603

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

DESCRIPTION:

Lot 33, "SKAGIT HIGHLANDS, DIVISION 1," a Planned Unit Development, recorded on August 16, 2005, under Auditor's File No. 200508160182, records of Skagit County, Washington.

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