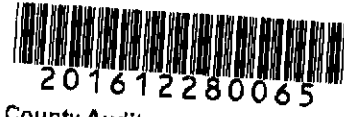


UNOFFICIAL DOCUMENT



Skagit County Auditor
12/28/2016 Page 1 of 3 2:38PM \$75.00

Prepared By:
Leila Hale Hansen, Esq.
3333 East Serene Avenue, Suite 200
Henderson, NV 89074
702-736-5800
Bar# 74247

After recording return to:
Timios, Inc.
5716 Corsa Avenue, Ste 102
Westlake Village, CA 91362
Toll Free: 877.884.6467

Mail Tax Statements To:
Sean M. Batterberry and
Janelle R. Batterberry
530 Talcott St.
Sedro Woolley, WA 98284
R# 1401703
Property Tax ID#: P75853
File #: 1385845

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20165845
DEC 28 2016

Amount Paid \$0
Skagit Co. Treasurer
By *Mm* Deputy

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ZERO and 00/100 DOLLARS (\$0.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, on this 2 day of December, 2016, SEAN M. BATTERBERRY and JANELLE R. BATTERBERRY f/k/a JANELLE R. ALLEN, husband and wife, who both acquired title as unmarried, hereinafter referred to as "Grantors", do hereby grant, convey and warrant unto, SEAN M. BATTERBERRY and JANELLE R. BATTERBERRY, husband and wife, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Parcel ID: P75853
Commonly Known As: 530 Talcott St., Sedro Woolley, WA 98284

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any

TO HAVE AND TO HOLD same unto Grantee and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and fend the title to the said lands against all claims whatever.

Witness Grantor(s) hand(s) this the 2 day of December, 2016

Sean M. Batterberry
SEAN M. BATTERBERRY

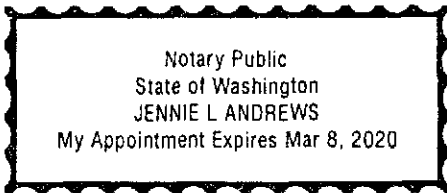
Janelle R. Batterberry
JANELLE R. BATTERBERRY f/k/a
JANELLE R. ALLEN

STATE OF Washington

COUNTY OF Skagit

On this day personally appeared before me SEAN M. BATTERBERRY and JANELLE R. BATTERBERRY f/k/a JANELLE R. ALLEN, to me known to be the person described in and who executed the within and foregoing instrument, and acknowledged that has signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 2nd day of December, 2016



Jennie L. Andrews
Notary Public residing at 285 Rockwood Dr.
Cannon Island WA
98282
Island County
Printed Name: Jennie L. Andrews
My Commission Expires: 03/08/2020
For the state of WA

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

LEGAL DESCRIPTION

File No: 08-01385844

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:

LOT 13 AND THE WEST 10.00 FEET OF LOT 12, BLOCK 45, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," AS PER PLAT RECORDED IN VOLUME 3 OF PLATS, PAGE 29, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel ID: P75853

Commonly known as 530 TALCOTT ST, Sedro Woolley, WA 98284-1648
However, by showing this address no additional coverage is provided

ABBREVIATED LEGAL: PTN LOT 12, ALL LOT 13, BLK 45, 1ST TO SEDRO.