

When recorded return to:

Mr. and Mrs. Charles M. Royal III  
597 Twin Brooks Drive  
Mount Vernon, WA 98273



Skagit County Auditor  
12/29/2016 Page

1 of

\$74.00

211:35AM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 155462-OE ✓

Grantor: PW Creek, Inc., a Washington Corporation  
Grantee: Charles M. Royal III and Paula D. Royal

*Land Title and Escrow* **Statutory Warranty Deed**

THE GRANTOR PW CREEK, INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to CHARLES M. ROYAL III and PAULA D. ROYAL, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Lot 25, Twin Brooks, Phase 4, #LU-05-024, AF #201608010235.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

*CMR  
FDR*

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. 155462-OE.

Tax Parcel Number(s): 6039-000-025-0000, P133359

Dated December 22, 2016

PW Creek, Inc., a Washington Corporation

*Kendra F. Decker*  
By: Kendra F. Decker, Vice President

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2016 5861  
DEC 29 2016

Amount Paid \$ 7921.16  
By *Trum* Deputy  
Skagit Co. Treasurer

STATE OF Washington  
County of Skagit

I certify that I know or have satisfactory

} SS:

Kendra F. Decker

me, and said person acknowledged she signed this instrument, on oath She is  
authorized to execute the instrument and is Vice President

of PW Creek, Inc., a Washington Corporation  
to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: December 23<sup>rd</sup>, 2016

*Diana K. Whitney*



Notary Public in and for the State Washington  
Residing Bow  
My appointment 15 MAY 2017

## EXHIBIT A

**Schedule "A-1"**

**155462-OE**

**DESCRIPTION:**

Lot 25, "PLAT OF TWIN BROOKS, PHASE 4, LU-05-024", recorded August 1, 2016, under Skagit County Auditor's File No. 201608010235, records of Skagit County, Washington.

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