

AFTER RECORDING MAIL TO:

Mr. and Mrs. Kevin Maas
603 W. Blackburn Road
Mount Vernon, WA 98273



Skagit County Auditor
2/22/2017 Page

1 of 3 3:41PM

\$75.00

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-160607-OE

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS MICHAEL E. MAILLIARD and TONI KAYE MAILLIARD, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KEVIN MAAS and SARAH MAAS, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn SW NE, 30-34-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340430-0-282-0017, P29141

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 and Escrow Company's Preliminary Commitment No. 01-160607-OE

Dated February 17, 2017

Michael E Mailliard
Michael E. Mailliard

Toni Kaye Mailliard
Toni Kaye Mailliard

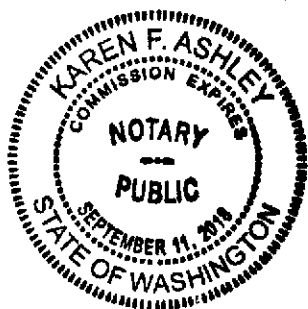
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2017685
FEB 22 2017

Amount Paid \$ 5,434.00
Skagit Co. Treasurer
By Mam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Michael E. Mailliard and Toni Kaye Mailliard**
are the persons who appeared before me, and said persons acknowledged that they
signed this instrument and acknowledge it to be free and voluntary act for the
their
uses and purposes mentioned in this instrument.

Dated: February 21st 2017



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2018

EXHIBIT A

That portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 544.5 feet (33 rods) South of and 246 feet West of the Northeast corner of said Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$;
thence South 354 feet;
thence West 414 feet;
thence North 354 feet;
thence East 414 feet to the point of beginning,

EXCEPT that portion conveyed to the City of Mount Vernon for Douglas Street

AND ALSO EXCEPT the South two acres of said premises,

AND ALSO EXCEPT that portion thereof lying between the Southerly extensions of the East and West lines of Walter Street as shown in the "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", as per plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington, which portion was conveyed to the City of Mount Vernon by deed recorded December 12, 1957, under Auditor's File No. 559566,

ALSO, EXCEPT the following described tract:

Beginning at the Northwest corner of a tract conveyed to W.A. Fader by deed recorded January 9, 1934, under Auditor's File No. 259580, which point is also 677.6 feet, more or less, from the South line of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 30;
thence East, along the North line of said Fader tract a distance of 115.86 feet, more or less, to the Northeast corner of Tract 1, City of Mount Vernon Short Plat No. MV-7-88, approved December 12, 1988, recorded December 13, 1988 in Book 8 of Short Plats, page 97, under Auditor's File No. 8812130033;
thence North, parallel with the East line of Douglas Street, a distance of 15.5 feet;
thence West to the East line of Douglas Street;
thence Southerly, along said East line, a distance of 15.5 feet, more or less, to the point of beginning.

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