

When recorded return to:
Jay R Uy and Christine A Uy
525 Pacific Place #B
Mount Vernon, WA 98273



201702270127

Skagit County Auditor \$76.00
2/27/2017 Page 1 of 4 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620029967

CHICAGO TITLE
620029967

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2017743

FEB 27 2017

Amount Paid \$ 4775.40

Skagit Co. Treasurer

By *MLG* Deputy

STATUTORY WARRANTY DEED

THE GRANTOR(S) Treva I. Nielsen, an unmarried person, as her separate estate
for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Jay R Uy and Christine A Uy, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Abbreviated Legal: (Required if full legal not inserted above.)

PTN NE SW, 15-34-04

Tax Parcel Number(s): P24860 / 340415-3-003-0000

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

Dated: February 21, 2017

Treva I. Nielsen by Ronald Nielsen
Treva I. Nielsen by Ronald Nielsen her Attorney in Fact
her Attorney in Fact

State of Washington
County of Thurston

I certify that I know or have satisfactory evidence that Ronald Nielsen is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Treva I. Nielsen and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 2/22/17
Lisa Puer
Name: Lisa Puer
Notary Public in and for the State of WA
Residing at: Olympia
My appointment expires: 2-10-18

State of _____
_____ of _____

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument as Attorney in Fact for Christine A Uy and acknowledged it to be his/her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Name: _____
Notary Public in and for the State of _____
Residing at: _____
My appointment expires: _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): P24860 / 340415-3-003-0000

The West 125 feet of that portion of the Northeast ¼ of the Southwest ¼ of Section 15, Township 34 North, Range 4 East, W.M., lying Northerly of the Puget Sound & Cascade Railway Company right of way, EXCEPT road.

EXCEPTING THEREFROM the South 30 feet thereof.

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

EXHIBIT "B"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: City of Mount Vernon
Purpose: Drainage
Recording Date: June 17, 1976
Recording No.: 837049
Affects: The North 15 feet of said premises

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Survey:

Recording No: 9703140053

3. Assessments, if any, levied by City of Mount Vernon.
4. City, county or local improvement district assessments, if any.