

When recorded return to:  
Brady Hankins and Amy Hankins  
8844 Birch Lane  
Sedro Woolley, WA 98284



Skagit County Auditor \$76.00  
3/29/2017 Page 1 of 4 3:43PM

Filed for record at the request of:



CHICAGO TITLE  
COMPANY OF WASHINGTON

425 Commercial St  
Mount Vernon, WA 98273

Escrow No.: 620030193

CHICAGO TITLE  
020030193

**STATUTORY WARRANTY DEED**

THE GRANTOR(S) Jeffery Gallagher and Jacqueline Gallagher, who acquired title as Jaci Gallagher, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Brady Hankins and Amy Hankins, a married couple  
A.

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 SE SE, 14-35-04 Tax/Map ID(s):

Tax Parcel Number(s): P36687 / 350414-4-036-0108,

Subject to:

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

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

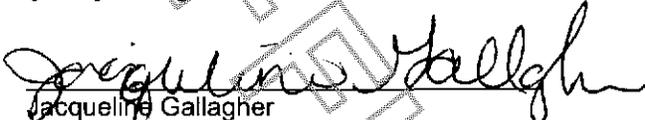
20171227  
MAR 29 2017

Amount Paid \$6,573.<sup>20</sup>  
Skagit Co. Treasurer  
By *MAM* Deputy

**STATUTORY WARRANTY DEED**  
(continued)

Dated: March 22, 2017

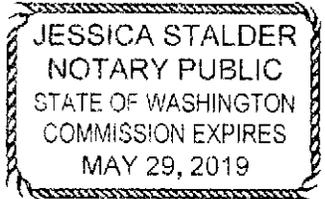
  
Jeffery Gallagher

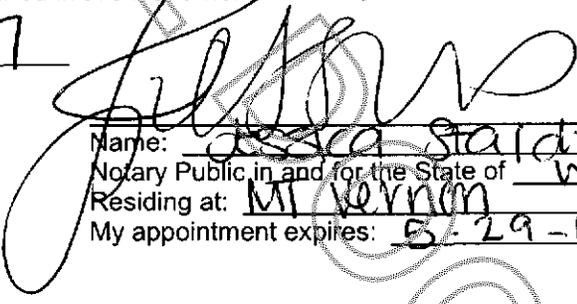
  
Jacqueline Gallagher

State of Washington  
County of Skagit

I certify that I know or have satisfactory evidence that Jeffery Gallagher and Jacqueline Gallagher 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 this instrument.

Dated: 3/28/2017



  
Name: Jessica Stalder  
Notary Public in and for the State of WA  
Residing at: Mt Vernon  
My appointment expires: 5-29-19

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): P36687 / 350414-4-036-0108**

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The North 168 feet of the South 248 feet of the Northeast quarter of the Southeast quarter of the Southeast quarter of Section 14, Township 35 North, Range 4 East of the Willamette Meridian;

Except the West 408 feet thereof.

(Said property also known as Tract A of Short Plat No. 20-72, approved May 15, 1972)

Situate in Skagit County, Washington.

**EXHIBIT "B"**  
Exceptions

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

Granted to: R. Neil Danard and Barbara Danard, husband and wife  
Purpose: Utilities  
Recording Date: December 7, 1971  
Recording No.: 761559  
Affects: The South 15 feet of said premises

2. City, county or local improvement district assessments, if any.