



Skagit County Auditor
4/3/2017 Page

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\$74.00

AFTER RECORDING MAIL TO:

Mrs. and Mr. Leah N. Kiviat
3321 Blackburn Road
Mount Vernon, WA 98274

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-161416-OE ✓

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171330
APR 03 2017

Amount Paid \$ 12,287.00
Skagit Co. Treasurer
By *ME* Deputy

Land Title and Escrow

BARGAIN AND SALE DEED

THE GRANTOR WASHINGTON FEDERAL, who acquired title as Washington Federal Savings & Loan Association or and in consideration of SIX HUNDRED NINETY THOUSAND AND NO/100 Dollars \$690,000.00, in hand paid, bargains, sells, and conveys to LEAH . KIVIAT and IAN HORTON, a married couple the following described estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW NE, 28-34-4 E W.M.
PARCEL "A":

The Southeast ¼ of the Southwest ¼ of the Northeast ¼ of Section 28, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 60 feet thereof conveyed to City of Mount Vernon for road purposes by deed dated February 1, 1991, and recorded February 11, 1991, under Auditor's File No. 9102110019, records of Skagit County, Washington.

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

PARCEL "B":

The East ½ of the Southwest ¼ of the Southwest ¼ of the Northeast ¼ of Section 28, Township 34 North, Range 4 East, W.M.,

EXCEPT the South 60 feet thereof conveyed to City of Mount Vernon for road purposes by deed dated February 1, 1991, and recorded February 11, 1991, under Auditor's File NO. 9102110019, records of Skagit County, Washington.

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

Tax Parcel Number(s): P27991, 340428-1-011-0009, P27990, 340428-1-010-0208
SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AGREEMENTS AND EASEMENTS OF RECORD SHOWN ON SCHEDULE "B-1" OF LAND TITLE COMM. NO161416
The Grantor for himself/herself and for his/her successors in interest does by these presents expressly limit the covenants of the deed to those herein expressed, and exclude all covenants arising or to arise by statutory or other implication, and does hereby covenant that against all persons whomsoever lawfully claiming or to claim by, through, or under said Grantor and not otherwise, he/she will forever warrant and defend the said described real estate.

Dated: March 29, 2017

Washington Federal

Thomas Eshom
By: Tom Eshom, Senior Vice President

Ricka Gerstmann
By: Ricka Gerstmann, Vice President

STATE OF Washington }
COUNTY OF King } SS:

I certify that I know or have satisfactory evidence that

signed this instrument, on oath stated that Tom Eshom and Ricka Gerstmann
They are authorized to execute the instrument and acknowledged it
as
the Senior Vice President and Vice of Washington Federal
President, respectively

to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: March 31st 2017

Joy N Pardue
Notary Public in and for the State of Washington
Residing at Mill Creek, WA
My appointment expires: 9.23.2018

