

Skagit County Auditor

\$75.00

4/28/2017 Page

1 of

3 11:27AM

ADAPTIVE LAW FIRM PS 904 South Third Mount Vernon, WA 98273

After recording return document to:

DOCUMENT TITLE: Mortgage

REFERENCE NUMBER OF RELATED DOCUMENT:

GRANTOR(S): Jaron Hoffman and Melissa Hoffman, husband and wife, ADDITIONAL GRANTORS ON PAGE 1 OF DOCUMENT.
GRANTEE(S): James H. McRae and Janet McRae, husband and wife ADDITIONAL GRANTEES ON PAGE OF DOCUMENT.

ABBREVIATED LEGAL DESCRIPTION: Ptn NW SW, 14-35-4 E.W.M.

ADDITIONAL LEGAL DESCRIPTION ON PAGE(S) 3 OF DOCUMENT.

ASSESSOR'S TAX /PARCEL NUMBER(S): P36531

Land Title and Escrow

MORTGAGE

THE MORTGAGOR, JARON HOFFMAN and MELISSA HOFFMAN, husband and

wife, mortgage to JAMES H. McRAE and JANET McRAE, husband and wife, the sum of One

Hundred Eighty Thousand and No. 100 Dollars (\$180,000.00), according to the terms of a

April FNM DEM MH

Promissory Note dated March_27, 2017, the following-described real estate, situated in the

County of Skagit, State of Washington:

Tax Parcel No. 36531

That portion of the Northwest ¼ of the Southwest ¼ of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

Beginning at a point on the West line of said Section 14, 37 links (24.42 feet) South of the West ¼ corner; thence continuing South along said West line a distance of 12 chains and 50 links (825 feet); thence East a distance of 16 chains and 12 links (1,063.92 feet), more or less, to the right of way of the Fairhaven and Southern Railway (now F&S Grade Road); thence North 52 1/4° along said right of way to the point of beginning.

Situate in the County of Skagit, State of Washington.

And the Mortgagor promises and agrees to pay before delinquency all taxes, special assessments and other public charges levied, assessed or charged against said described premises, and to keep all improvements on said described premises insured against loss or damage by fire in the sum of One Hundred Eighty Thousand and No/100 Dollars (\$180,000.00) for the benefit of the Mortgagee and to deliver all policies and renewals to the Mortgagee.

In case the Mortgagor shall fail to pay any installment of principal or interest secured hereby when due or to keep or perform any covenant or agreement aforesaid, then the whole indebtedness hereby secured shall forthwith become due and payable, unless Mortgagee gives Mortgagor ten (10)-day written notice.

DATED tills	day ou	, 2017.	
A Hom		Melss-Hoffen	
JARØN HOFFMAN	I	MELISSA HOFFMAN	
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	W.		C) COMMENT
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			NOTARY PUBLIC PUBLIC
STATE OF WASHINGTON)		PUBLIC OS. 15.2018 OF WASHINGTON
STATE OF WASHINGTON	,	ALCOHOLD IN COLUMN TO A COLUMN	O <018
	: SS		WASHINGTO
COUNTY OF SKAGIT)		ASHINO
6			/ <u></u>
On this 20th day of	anil	2017 before me the	undersigned, a Notary
Public in and for the State of V	Voolfington, duly oo	mmissioned and avv	
Tublic ili and for the State of	washington, dury cor	unuussioned and swarm	. Dersomauv appearen

JARON HOFFMAN and MELISSA HOFFMAN, to me known to be the individuals that executed the foregoing instrument, and they acknowledge the said instrument to be their free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that they

are authorized to execute the said instrument.

WITNESS my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington

residing at Mt/en non

My commission expires: 2 -15-18

DESCRIPTION:

That portion of the Northwest ¼ of the Southwest ¼ of Section 14, Township 35 North, Range 4 East, W.M., described as follows:

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Situate in the County of Skagit, State of Washington.