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Skagit County Auditor

\$75.00

4/28/2017 Page

1 of

3 11:27AM

After recording return document to:

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

**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 Promissory Note dated ~~March~~ <sup>April</sup> 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  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $52\frac{1}{4}^\circ$  along said right of way to the point of beginning.

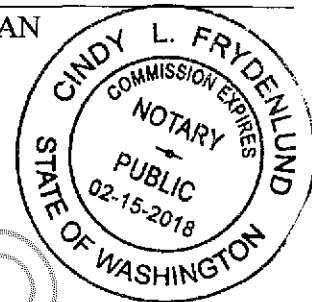
Situate in the County of Skagit, State of Washington.

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 this 27<sup>th</sup> day of APRIL, 2017.

  
JARON HOFFMAN

Melissa Hoffman  
MELISSA HOFFMAN



STATE OF WASHINGTON )  
 : SS  
COUNTY OF SKAGIT )

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 Vernon  
My commission expires: 2-15-18

**DESCRIPTION:**

That portion of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  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  $\frac{1}{4}$  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  $52\frac{1}{4}^{\circ}$  along said right of way to the point of beginning.

Situate in the County of Skagit, State of Washington.