

AFTER RECORDING MAIL TO:
Tyler Brady and Marianna Brady
12106 Hilynn Drive
Burlington, WA 98233



201705100038

Skagit County Auditor

\$74.00

5/10/2017 Page

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2:11:26AM

Land Title and Escrow

01-162278-0

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 17-82035

Statutory Warranty Deed

Grantor(s): Paul F. Wagner and Caryn Grune Wagner, husband and wife
Grantee(s): Tyler Brady and Marianna Brady, husband and wife
Abbreviated Legal: Lot 39, Vedere Terrace
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P70180 (4035-000-039-0006)

THE GRANTOR **Paul F. Wagner and Caryn Grune Wagner, husband and wife**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Tyler Brady and Marianna Brady, husband and wife**, the following described real estate, situated in the County of Skagit, State of Washington:

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

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Dated: May 4, 2017

Paul F. Wagner
Paul F. Wagner

Caryn Grune Wagner
Caryn Grune Wagner

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20171998

MAY 10 2017

STATE OF Washington)
County of Skagit) SS.

Amount Paid \$5879.⁰⁰
Skagit Co. Treasurer
By MAM Deputy

I certify that I know or have satisfactory evidence that Paul F. Wagner and Caryn Grune Wagner 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/hers/their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated this 4 day of May, 2017

Kim A. Fair
Notary Public in and for the State of WASHINGTON
Residing at: Burlington
My appointment expires: 5/29/18

KIM A FAIR
Notary Public, State of Washington
My Commission Expires
June 29, 2018

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

Lot 39, "VEDERE TERRACE, SKAGIT COUNTY, WASH.," as per plat recorded in Volume 7 of Plats, page 84, records of Skagit County, Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.