



201707280081

When recorded return to:
Jackson Wells
808 Northern Avenue
Sedro Woolley, WA 98284

Skagit County Auditor \$75.00
7/28/2017 Page 1 of 2 1:34PM

Recorded at the request of:
Guardian Northwest Title
File Number: 114245

Statutory Warranty Deed

114245
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR **Melissa L. Massingale**, as her separate estate for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **Jackson Wells**, ~~subject to marital status~~ the following described real estate, situated in the County of **Skagit**, State of **Washington** ~~& a single man~~

Abbreviated Legal:
Ptn. Tract 26, Plate #2, Sedro Home Acreage

Tax Parcel Number(s): **P77205, 4171-002-026-0001**

That portion of Tract 26, Plate No. 2, "PLATE NO. 2, SEDRO HOME ACREAGE, SKAGIT, CO., WASH.", as per plat recorded in Volume 3 of Plats, page 60, records of Skagit County, described as follows:

Beginning at the Northeast corner of said Tract 26, thence West 80 feet; thence South to the Northerly line of Railroad Avenue; thence Easterly along the Northerly line of said Railroad Avenue to the Southeast corner; thence North along the East line of said Tract to the point of beginning. This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "A" attached hereto

Dated 7-27-17

Melissa L. Massingale

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20173481
JUL 28 2017

Amount Paid \$ 3565.⁰⁰
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Melissa L. Massingale, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: 07/27/2017

Printed Name: ~~Katie Hickok~~ Barbara Ann Granger
Notary Public in and for the State of Washington
Residing at Sedro Woolley WA
My appointment expires: ~~1/07/2019~~ 04/25/2021



Exhibit A
SCHEDULE "B-1"

EXCEPTIONS:

ANY AND ALL OFFERS OF DEDICATIONS, CONDITIONS, RESTRICTIONS, EASEMENTS, FENCE LINE/BOUNDARY DISCREPANCIES, NOTES, PROVISIONS AND/OR ANY OTHER MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING PLAT/SHORT PLAT/SURVEY:

Name:	Plate No. 2, Sedro Home Acreage, Skagit Co., Wash. 1904
Recorded:	May 25, 1907
Auditor's No.:	62377 (Vol. 3 of Plats, Pg. 60)