



201707310110

Skagit County Auditor \$75.00  
7/31/2017 Page 1 of 2 2:03PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20173534  
JUL 31 2017

Amount Paid \$ 94.00  
Skagit Co. Treasurer  
By HB Deputy

Recording requested by: _____	Space above reserved for use by Recorder's Office
When recorded, mail to:	Document prepared by:
Name: _____	Name _____
Address: _____	Address _____
City/State/Zip: _____	City/State/Zip _____
Property Tax Parcel/Account Number:	

# Warranty Deed

This Warranty Deed is made on 7-31-17, between Philip Dixon,  
 Grantor, of Lot 46 Block F Cape Horn, City of  
Concrete, State of WA, and  
Charles A. Morgan  
Morgan B. Thomas, Grantee, of 41734 N. Shore Ln.  
 \_\_\_\_\_, City of Concrete, State of WA.

For valuable consideration, the Grantor hereby sells, grants, and conveys the following described real estate, in fee simple, to the Grantee to have and hold forever, along with all easements, rights, and buildings belonging to the described property, located at 41734 N. Shore Ln.  
Concrete, City of Concrete, State of WA:  
Lot 46, Block F, Cape Horn on the Skagit, Division No.  
2, P03219

The Grantor warrants that it is lawful owner and has full right to convey the property, and that the property is free from all claims, liabilities, or indebtedness, and that the Grantor and its successors will warrant and defend title to the Grantee against the lawful claims of all persons. Taxes for the tax year of \_\_\_\_\_ shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

UNOFFICIAL DOCUMENT

Dated: 7-31-17

Philip Dixon  
Signature of Grantor

\_\_\_\_\_  
Name of Grantor

\_\_\_\_\_  
Signature of Witness #1

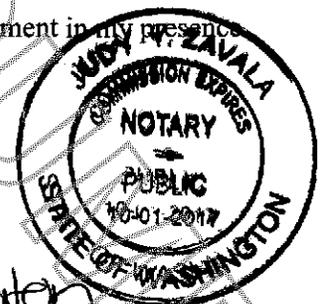
\_\_\_\_\_  
Printed Name of Witness #1

\_\_\_\_\_  
Signature of Witness #2

\_\_\_\_\_  
Printed Name of Witness #2

State of Washington County of Skaagit  
On July 31 2017, the Grantor, Philip Dixon,  
personally came before me and, being duly sworn, did state, acknowledge and prove that he/she is the  
person described in the above document and that he/she signed the above document in my presence

Judy Zavala  
Notary Signature



Notary Public,

In and for the County of Skaagit State of Washington

My commission expires: 10-1-2017

Seal

Send all tax statements to Grantee.