

AFTER RECORDING MAIL TO:

Harry McGrath  
1812 40th Court  
Anacortes, WA 98221



201710180011

Skagit County Auditor \$76.00  
10/18/2017 Page 1 of 3 9:00AM

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 02-162351-OE

**Land Title and Escrow**

**Statutory Warranty Deed**

THE GRANTOR L. NELSON BUILDERS, INC., a Washington Corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to HARRY McGRATH and KAREN McGRATH, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Ptn NE SW, 25-35-1, E W.M. (Aka Lot 2, SP #SP-04-0001).

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 02-162351-OE.

Tax Parcel Number(s): 350125-3-087-0200, P32141

Dated October 16, 2017

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20174895  
OCT 18 2017

Amount Paid \$ 7142.80  
Skagit Co. Treasurer  
By *M. Lin* Deputy

L. Nelson Builders

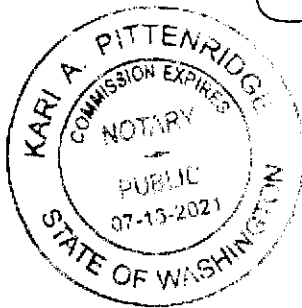
By: Lawrence D. Nelson, President

By: Amber L. Nelson, Secretary

STATE OF WASHINGTON }  
COUNTY OF SKAGIT } SS:

I certify that I know or have satisfactory evidence that Lawrence D. Nelson and Amber L. Nelson  
are the persons who appeared before  
me, and said persons acknowledge that they signed this instrument, on oath stated they  
are authorized to execute the instrument and acknowledge that as the  
President and Secretary of L. Nelson Builders  
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: October 18, 2017



Kari A. Pittenridge  
Notary Public in and for the State of Washington  
Residing at 1011 1st St SE  
My appointment expires: 7/16/2021

## **EXHIBIT A**

Lots 2, Nelson Short Plat No. SP-04-001, approved February 6, 2008, recorded February 8, 2008, under Auditor's File No. 200802080129, records of Skagit County, Washington; being a portion of the Northeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 25, Township 35 North, Range 1 East, W.M.;

Situate within the County of Skagit, State of Washington.