

AFTER RECORDING MAIL TO:

Kathleen McGregor
1777 S. Burlington Blvd., PMB 453
Burlington, WA 98233



201711030131
Skagit County Auditor \$76.00
11/3/2017 Page 1 of 3 3:43PM

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-164795-OE

Land Title Statutory Warranty Deed

THE GRANTOR JAMES D. VAN DELINDER, as his separate property (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to KATHLEEN MCGREGOR, an unmarried individual the following described real estate, situated in the County of Skagit, State of Washington


Abbreviated Legal: Ptn Lot 16, Blk 74, First Add. To Town of Sedro

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 4150-074-016-0007, P76121


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 and Escrow Company's Preliminary Commitment No. 01-164795-OE.

Dated November 2, 2017


James D. Van Delinder

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175267
NOV 03 2017

Amount Paid \$ 525.00
By  Skagit Co. Treasurer
Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **James D. Van Delinder**
is the person who appeared before me, and said person acknowledged that he
signed this instrument and acknowledge it to be his free and voluntary act for the
uses and purposes mentioned in this instrument.

Dated: November 2, 2017

Karen Ashley
Karen Ashley

Notary Public in and for the State of

Washington

Residing at Sedro-Woolley

My appointment expires:

9/11/2018

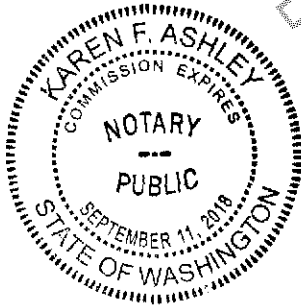


EXHIBIT A

Lot 16, EXCEPT the West 35 feet thereof, Block 74, "FIRST ADDITION TO THE TOWN OF SEDRO IN SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 3 of Plats, page 29, records of Skagit County, Washington.

TOGETHER WITH that portion of vacated Graves Street adjoining, which upon vacation, attached to said plat by operation of law,

EXCEPT those portions thereof conveyed to the City of Sedro-Woolley by Deeds recorded under Auditor's File Nos. 739860 and 7912070020.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.