



201712110156

Skagit County Auditor \$75.00
12/11/2017 Page 1 of 2 3:23PM

When recorded return to:
Nichole Woods
1908 Cleveland Avenue
Mount Vernon, WA 98273

Recorded at the request of:
Guardian Northwest Title
File Number: 115086

Statutory Warranty Deed

115086
GUARDIAN NORTHWEST TITLE CO

THE GRANTOR Brandon L. Workman, as his separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Nichole Woods, an unmarried person the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn. Block 7, McLean's Third Street Addn. To Mount Vernon

Tax Parcel Number(s): ~~P53480~~, 3739-007-000-0601

Part of Block 7, McLEAN'S THIRD STREET ADDITION TO MOUNT VERNON, according to the plat thereof recorded in Volume 3 of Plats, page 66, records of Skagit County, Washington, described as follows:

Beginning at a point 138 feet West and 60 feet South of the Northeast corner of said Block;
Thence South, parallel with the East line of the Block, a distance of 60 feet;
Thence West, parallel with the North line of the Block, 108 feet to the West line of the Block;
Thence North, along the West line of the Block, a distance of 60 feet;
Thence East, parallel with the North line of the Block, a distance of 108 feet 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 12-8-17

Brandon L. Workman

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20175729
DEC 11 2017
Amount Paid \$ 3832.⁰⁸
Skagit Co. Treasurer
By Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Brandon L. Workman, 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: 12-8-17

Printed Name: Katie Hickok
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 1/07/2019

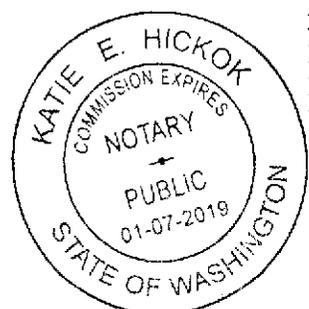


Exhibit A

EXCEPTIONS:

A. 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:	McLean's Third Street Addition to Mount Vernon
Recorded:	April 8, 1908
Auditor's No.:	67112