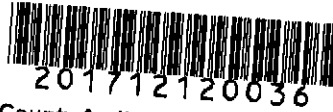


When recorded return to:
Mina K. Kua
327 Puget Avenue
Sedro Woolley, WA 98284



Skagit County Auditor
12/12/2017 Page 1 of 3 \$76.00
3 1:39PM

Filed for record at the request of:



CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620033010

CHICAGO TITLE
620033010

STATUTORY WARRANTY DEED

THE GRANTOR(S) Brad McSpadden and Joni McSpadden, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00), and other valuable consideration in hand paid, conveys, and warrants to Mina K. Kua, an unmarried person

the following described real estate, situated in the County of Skagit, State of Washington:

The South Half of Lot 6 and all of Lot 7, Block 20, REPLAT OF THE JUNCTION ADDITION TO SEDRO, according to the Plat thereof, recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P76742 / 4166-020-006-0004, P76743 / 4166-020-007-0003,

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

20175741
DEC 12 2017

Amount Paid \$ 3,120.⁰⁰
Skagit Co. Treasurer
By *[Signature]* Deputy

STATUTORY WARRANTY DEED
(continued)

Dated: December 11, 2017

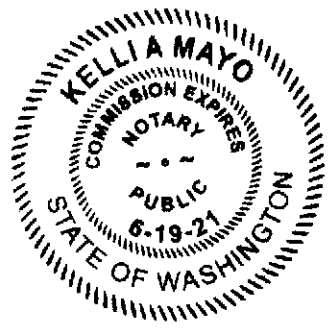
Brad McSpadden
Brad McSpadden

Joni McSpadden
Joni McSpadden

State of WA
County of S King

I certify that I know or have satisfactory evidence that
Brad McSpadden & Joni McSpadden
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.

Dated: 12/11/17



Kell. A. Mayo
Name: Kell. A. Mayo
Notary Public in and for the State of WA
Residing at: Sebro Woolley
My appointment expires: 6/19/21

EXHIBIT "A"
Exceptions

1. City, county or local improvement district assessments, if any.
2. Assessments, if any, levied by the City of Sedro Woolley.