Return To: Lia Cho Peterson Russell Kelly PLLC 10900 NE 4th Street, Suite 1850 Bellevue, WA 98004



Skagit County Auditor 12/27/2017 Page

\$76.00

1 of 3 1:49PM

CHICAGO TITLE 6200 33156

STATUTORY WARRANTY DEED

Grantor:

Jeanne W. Carlson

Grantee:

Eric S. Carlson and Laura J. Carlson

Legal Description: LOT 21, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1"

Complete legal description on page 3 (Exhibit A)

Assessor's Tax Parcel Number: 3972-000-021-0003

STATUTORY WARRANTY DEED

as to an undivided 50% interest

THE GRANTOR, JEANNE W. CARLSON, an unmarried person, for ten dollars and good and valuable consideration, conveys and warrants to ERIC S. CARLSON and LAURA J. CARLSON, as community property, the following described real estate, situated in the County of Skagit, State of Washington:

(35 to an undivided 50% interest

Legal description contained in Exhibit A attached hereto and made a part hereof.

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.

Dated: December 15, 2017.

SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX 20175 961

DEC 27 2017

Amount Paid \$ 7./25

Skagit Co. Treasurer By with Deputy

STATE OF WASHINGTON

SS.

On this day personally appeared before me JEANNE W. CARLSON, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as her free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5 day of December, 2017.

STATE OF THE STATE

COUNTY OF KING

Leslie A. Green

[print notary's name]

Notary Public in and for the State of Washington residing at

My commission expires:

EXHIBIT A

LOT 21, "RANCHO SAN JUAN DEL MAR, SUBDIVISION NO. 1" AS PER PLAT RECORDED IN VOLUME 5 OF PLATS, PAGE 27, RECORDS OF SKAGIT COUNTY WASHINGTON, TOGETHER WITH TIDELANDS ADJACENT TO LOT 21.