

AFTER RECORDING MAIL TO:
Jamie S Simmons and Tricia L Simmons
3210 Shorewood Dr #151
Mercer Island, WA 98040



Skagit County Auditor \$75.00
1/25/2018 Page 1 of 2 11:34AM

Land Title and Escrow

01-164061-0

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 17-139305

Statutory Warranty Deed

Grantor(s): Alexandria Loxas, a single woman
Grantee(s): Jamie S Simmons and Tricia L Simmons, husband and wife
Abbreviated Legal: Lots 1 & 23, Skagitwilde
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P69552, P69573

THE GRANTOR **Alexandria Loxas, a single woman**, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Jamie S Simmons and Tricia L Simmons, husband and wife**, the following described real estate, situated in the County of Skagit, State of Washington:

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

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Dated: January 18, 2018



Alexandria Loxas

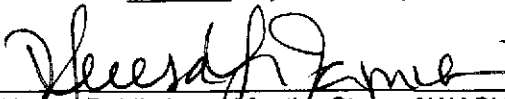
STATE OF WA

SS.

County of King

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

Dated this 19 day of January, 2018



Notary Public in and for the State of WASHINGTON
Residing at: Issaquah
My appointment expires: 05/11/2019

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2018282
JAN 25 2018

Amount Paid \$7,036.00
Skagit Co. Treasurer
By mm Deputy

TERESA L. JAMIESON
STATE OF WASHINGTON
NOTARY PUBLIC
MY COMMISSION EXPIRES
05-11-19

EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

LOTS 1 AND 23, "PLAT OF SKAGITWILDE, SKAGIT COUNTY, WASHINGTON," AS
PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 17 AND 18, RECORDS OF
SKAGIT COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SKAGIT, STATE
OF WASHINGTON.