

After Recording Return To:

John M. LeSourd
18815 LeSourd Lane
Mount Vernon, WA 98273



201802150046

Skagit County Auditor

2/15/2018 Page

1 of

\$77.00

4 10:57AM

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018584
FEB 15 2018

Amount Paid \$
Skagit Co. Treasurer
By *mm* Deputy

STATUTORY WARRANTY DEED

GRANTOR: **JOHN M. LeSOURD**, Trustee of the **EDWARD C. LeSOURD and BARBARA E. LeSOURD Revocable Living Trust, u/t/d 04/14/1994**

GRANTEE: **LeSOURD FAMILY, LLC**, a Washington limited liability company

Legal Description:

Abbreviated Form: P67538: Lot 8, Moore's Garden Plat
P26655: Ptn of the SE 1/4 of the NW 1/4 of Section 19, Township 34 North, Range 4 East W.M.
P53949: Nobles to Mt. Vernon Lot 9, Blk 4
Additional on: Exhibit "A"

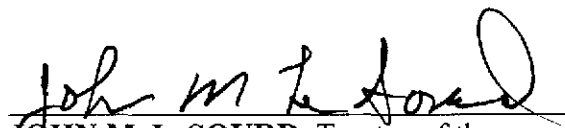
Assessor's Tax Parcel Nos.: 3958-000-008-0008; P67538
340419-0-307-0005; P26655
3748-004-009-0004; P53949

THE UNDERSIGNED GRANTOR, **JOHN M. LeSOURD**, Trustee of the **EDWARD C. LeSOURD and BARBARA E. LeSOURD Revocable Living Trust, u/t/d 04/14/1994**, in consideration of mere change identity and form of ownership, and for no monetary consideration, hereby conveys and warrants to the GRANTEE, the **LeSOURD FAMILY, LLC**, a Washington limited liability company, all of Grantor's interest, together with all after-acquired title, in that certain real property situated in the County of Skagit, State of Washington, legally described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO: Easements, restrictions, and reservations of record.

DATED this 7th day of February, 2018.


JOHN M. LeSOURD, Trustee of the
EDWARD C. LeSOURD and BARBARA E.
LeSOURD Revocable Living Trust, u/t/d
04/14/1994

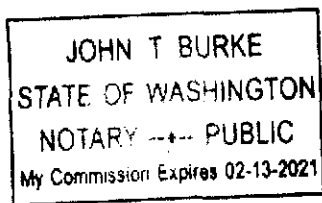
STATE OF WASHINGTON

COUNTY OF SKAGIT

ss.

I certify that I know or have satisfactory evidence that **JOHN M. LeSOURD** is the person who appeared before me, and said person acknowledged that he was authorized to execute this instrument and acknowledged it individually and as the Trustee of the **EDWARD C. LeSOURD and BARBARA E. LeSOURD Revocable Living Trust, u/t/d 04/14/1994**, to be his free and voluntary act for the uses and purposes mentioned in the instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 7th day of February, 2018.



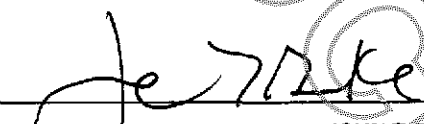

Printed Name JOHN T. BURKE
NOTARY PUBLIC in and for the State of Washington
My Commission Expires 2-13-2021

EXHIBIT "A"

Legal Description:

3958-000-008-0008; P67538

Lot 8, "MOORE'S GARDEN PLAT," as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County, Washington.

TOGETHER WITH that portion of the following described tract lying between the Northwesterly extension of the Southwesterly and Northeasterly lines of Tract 8 of "MOORE'S GARDEN PLAT," as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County;

That portion of Government Lot 1, Section 19, Township 34 North, Range 4 East, W.M., described as follows:

Beginning at a point 863.35 feet South of the Northwest corner of said Section 19; thence North 55°28'30" East 1369.67 feet to the most Northerly corner of Tract 1, "MOORE'S GARDEN PLAT," as per plat recorded in Volume 7 of Plats, page 10, records of Skagit County; thence North 52°02'30" West to the Northerly line of that certain tract conveyed to Clinton Vaux, et al, by deed dated November 23, 1949, recorded December 1, 1949, under Auditor's File No. 438862; thence South 55°28'30" West along said Northerly line to the West line of said Section 19; thence South along said West line to the Point of Beginning.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

340419-0-307-0005; P26655

That portion of the Southeast ¼ of the Northwest ¼ of Section 19, Township 34 North, Range 4 East W.M., described as follows:

Beginning at a point on the East line of said subdivision 235 feet North of the North line of Division Street as established in the City of Mount Vernon; thence West parallel with the North line of said Division Street 110 feet; thence North parallel with the East line of said subdivision to a point 660 feet North of the South line of said subdivision; thence East parallel with the North line of Division Street to the East line of said subdivision; thence South along said East line to the point of beginning; EXCEPT any portion thereof lying within the boundaries of

EXHIBIT "A"

STATUTORY WARRANTY DEED

the Northeast ¼ of the Southeast ¼ of the Northwest ¼ of said Section; EXCEPT any portion thereof within the boundaries of existing roads or streets.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.

3748-004-009-0004; P53949

Lot 9, Block 4, NOBLES ADDITION, according to the Plat recorded in Volume 6 of Plats, page 9, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

SUBJECT TO: Easements, restrictions, and reservations of record.