

5/22/2018 03:44 PM Pages: 1 of 3 Fees: \$76.00

AFTER RECORDING MAIL TO:

Samnang Heng, Sivky Ly, Sambath Heng, Phengly Ly 567 Granite Street Mount Vernon, WA 98273

Filed for Record at Request of: Land Title & Escrow of Skagit & Island County Escrow No.: 01-167333-OE

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR RYAN J. WALLACE, an unmarried person, as his separate property for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Samnang Heng and Sivky Ly, a married couple and Sambath Heng and Phengly Ly, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Lot 52, Skagit Highlands Div. 3

For Full Legal See Attached Exhibit "A"

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. <u>01-</u>167333-OE.

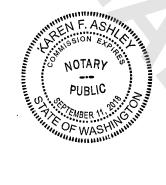
Tax Parcel Number(s): 4892-000-052-0000 , P124585	SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX
Dated May 3, 2018	20/82/20 MAY 2 2 2018
	Amount Paid \$5,505, 27 Skagit Co. Treasurer By Andro Deputy

LPB 10-05(i-l) Page 1 of 3 Ryany J. Walface

STATE OF	Washington	}	
COUNTY OF	Skagit	}} :	SS

I certify that I know or have satisfactory evidence that **Ryan J. Wallace** is the person who appeared before me, and said person acknowledged that **he** signed this instrument and acknowledged it to be **his** free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: May 10+4, 2018



Notary Public in and for the State of Washington Residing at Sour () and less

My appointment expires: 9-11-2019

EXHIBIT A

Lot 52, "PLAT OF SKAGIT HIGHLANDS DIVISION 3," as per plat recorded on May 15, 2006 under Auditor's File No. 200605150163, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

LPB 10-05(i-l) Page 3 of 3