

201806130052
06/13/2018 02:47 PM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

AFTER RECORDING MAIL TO:

Donald Oneida , Manager
PO Box 285
Bellingham, WA 98228

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-168094-OE ✓

Land Title Statutory Warranty Deed

THE GRANTORS Rex M. Miller and Beverly J. Miller, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BPO NW F!X & FL!P LLC, a Washington limited liability company the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lots 6 & 7, Ptn Lot 8, Blk 18, Junction Add. to Sedro

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. 01-168094-OE.

Tax Parcel Number(s): 4166-018-007-0007, P76715

Dated June 13, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20180551
JUN 13 2018

Amount Paid \$ 2586.⁰⁰
Skagit Co. Treasurer
By HB Deputy

Rex M. Miller
Rex M. Miller
By Judy G. Griffin
attorney in fact

Beverly J. Miller
Beverly J. Miller
By Judy G. Griffin
attorney in fact

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 13th day of June, 2018 before me personally appeared Judy G. Griffin, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Rex M. Miller and acknowledged that she signed and sealed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



Shelley Miner
Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

STATE OF Washington }
COUNTY OF Skagit } SS:

On this 13th day of June, 2018 before me personally appeared Judy G. Griffin, to me known to be the individual described in and who executed the foregoing instrument as Attorney in Fact for Beverly J. Miller and acknowledged that she signed and sealed the same as her free and voluntary act and deed as Attorney in Fact for said principal for the uses and purposes therein mentioned, and on oath stated that the Power of Attorney authorizing the execution of this instrument has not been revoked and that the said principal is now living, and is not incompetent.

Given under my hand and official seal the day and year last above written.

(Seal)



Shelley Miner
Shelley Miner
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 5/15/19

EXHIBIT A

Lots 6 and 7, Block 18, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington.

TOGETHER WITH that portion of Lot 8, Block 18, "REPLAT OF THE JUNCTION ADDITION TO SEDRO," as per plat recorded in Volume 3 of Plats, page 48, records of Skagit County, Washington, described as follows:

Beginning at the Northwest corner of said Lot 8;
thence Southerly, along the Westerly line thereof, a distance of 8 feet, more or less, to an existing fence, as said fence is shown on that certain record of Survey recorded March 12, 1993, in Volume 14 of Surveys, page 29, under Auditor's File No. 9303120032;
thence Easterly, along said existing fence, to the Easterly line of said Lot 8;
thence Northerly, along said Easterly line, a distance of 7.5 feet, more or less, to the Northeast corner of said Lot 8;
thence Westerly, along the Northerly line of said Lot 8, to the point of beginning.

Situate in the City of Sedro-Woolley, County of Skagit, State of Washington.