

AFTER RECORDING MAIL TO:

Eric Mogensen
Angela Mogensen
3316 East Blackburn
Mount Vernon, WA 98274



201808270017

08/27/2018 08:48 AM Pages: 1 of 4 Fees: \$102.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-168271-OE

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR SMD HOLDINGS, L.L.C., a Washington limited liability company for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to ERIC MOGENSEN and ANGELA MOGENSEN, a married couple the following described real estate, situated in the County of Skagit, State of Washington.

Abbreviated Legal: Ptn SE ¼, 28-34-4 E W.M. (Aka Tr. 3 & 4, Rev. SP#51-75)

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340428-4-005-0308, P28057, 340428-4-005-0209, P28056

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 and Escrow Company's Preliminary Commitment No. 01-168271-OE, see attached Exhibit "B".

Dated August 20, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2018 3770
AUG 27 2018

Amount Paid \$ 1340.⁰⁰
Skagit Co. Treasurer
By *Maam* Deputy

SMD Holdings, L.L.C., a Washington limited liability company

Dean P. Shepherd *Managing Member*
By: Dean P. Shepherd, Managing Member

STATE OF Washington }
COUNTY OF SNOHOMISH } SS:

I certify that I know or have satisfactory evidence that Dean P. Shepherd ~~is / are~~ the person(s) who appeared before me, and said person(s) acknowledge ~~he / she / they~~ signed this instrument, on oath stated ~~he / she / they~~ is / are authorized to execute the instrument and acknowledge that as the Managing Member of SMD Holdings, L.L.C., a Washington limited liability company to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: August 23 2018

Adeline Alizee

Notary Public in and for the State of Washington
Residing Snohomish County
My appointment expires: 05-25-22



EXHIBIT A

Tracts 3 and 4 of Revised Short Plat No. 51-75, approved March 29, 1976 and recorded April 6, 1976, under Auditor's File No. 832830, in Volume 1 of Short Plats, page 117, being a portion of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 28, Township 34 North, Range 4 East, W.M., records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

DPS

EXHIBIT "B"

01-168271-OE

Schedule "B-1"

EXCEPTIONS:

A. COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, NOTES, DEDICATIONS,
PROVISIONS AND SURVEY MATTERS AS DESCRIBED AND/OR DELINEATED ON THE
FACE OF SAID PLAT OR SHORT PLAT:

Plat/Short Plat:	Short Plat No. 51-75
Recorded:	April 6, 1976
Auditor's No.:	832830

