

AFTER RECORDING MAIL TO:

Matt and Cassidy Woodard
21307 Sherman Lane
Mount Vernon, WA 98273



201812110046

12/11/2018 11:17 AM Pages: 1 of 3 Fees: \$101.00
Skagit County Auditor

Filed for Record at Request of:
Land Title & Escrow of Skagit & Island County
Escrow No.: 01-168998-OE ✓

Land Title and Escrow

Statutory Warranty Deed

THE GRANTORS KEITH M. SWANSON and JEAN M. SWANSON, a married couple for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to MATT WOODARD and KASSIDY WOODARD, husband and wife the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal: Lot 4, SP#103-80 AF#8103260002; Being A Ptn NE ¼ NW ¼, 10-34-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340410-2-002-0305, P24447

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. 01-168998-OE.

Dated December 6, 2018

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

201812110046
DEC 11 2018

Amount Paid \$10235.00
By Skagit Co. Treasurer
MA Deputy

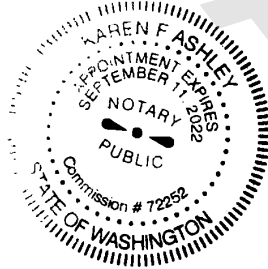
Keith M. Swanson
Keith M. Swanson

Jean M. Swanson
Jean M. Swanson

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Keith M. Swanson and Jean M. Swanson 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 this instrument.

Dated: December 10, 2018



Karen Ashley
Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2022

EXHIBIT A

PARCEL A:

Lot 4 of Short Plat No. 103-80, approved March 17, 1981 and recorded March 26, 1981 in Volume 5 of Short Plats, page 39, under Auditor's File No. 8103260002, being a portion of the Northeast ¼ of the Northwest ¼ of Section 10, Township 34 North, Range 4 East, W.M.,

EXCEPT mineral rights as reserved in Deed recorded April 10, 1936 in Volume 169 of Deeds, page 261, records of Skagit County, Washington.

TOGETHER WITH the right to use Sherman Lane as delineated on the face of the Short Plat.

Situate in the County of Skagit, State of Washington.

PARCEL B:

A non-exclusive easement for ingress, egress and utilities, over and across the East 30 feet of the South 531.38 feet of Tract "B" of Short Plat No. 42-78, approved June 21, 1978 and recorded June 21, 1978 in Volume 2 of Short Plats, page 234, under Auditor's File No. 881943, as said easement is set forth in instrument recorded under Auditor's File No. 8010140037.

Situate in the County of Skagit, State of Washington.