

AFTER RECORDING MAIL TO:

Benjamin and Leticia Pratt  
17084 Blodgett Road  
Mount Vernon, WA 98274



**201907170058**

07/17/2019 11:33 AM Pages: 1 of 3 Fees: \$103.50  
Skagit County Auditor

Filed for Record at Request of:  
Land Title & Escrow of Skagit & Island County  
Escrow No.: 01-172770-OE ✓

*Land Title and Escrow*

### Statutory Warranty Deed

THE GRANTORS ROLAND WAYNE DOSS and MARIA L. DOSS, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to BEN PRATT and LETICIA PRATT, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:  
Lot A, SP 16-87, Being Ptn NW1/4 NE1/4, 32-34-4 E W.M.

For Full Legal See Attached Exhibit "A"

Tax Parcel Number(s): 340432-1-008-0107, P29462

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. 01-172770-OE.

Dated July 9, 2019

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2019 2959  
JUL 17 2019

Amount Paid \$7303.<sup>00</sup>  
Skagit Co. Treasurer  
By *mdm* Deputy

Roland Wayne Doss  
Roland Wayne Doss

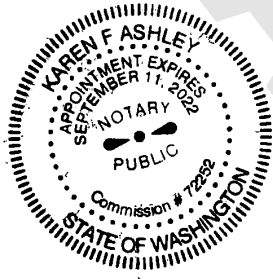
Maria L Doss  
Maria L Doss

STATE OF Washington }  
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Roland Wayne Doss and Maria L Doss** 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: July 11, 2019

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**

Lot A of Skagit County Short Plat No. 16-87, approved June 26, 1987 and recorded July 1, 1987, under Auditor's File No. 8707010014 in Volume 7 of Short Plats, page 184, records of Skagit County, Washington; being a portion of the Northwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 32, Township 34 North, Range 4 East, W.M.

Situate in the County of Skagit, State of Washington.