



201908120061

08/12/2019 11:00 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

When recorded return to:

April Axthelm
2400 N Laventure Rd
Mount Vernon, WA 98273

STATUTORY WARRANTY DEED

THE GRANTOR, James Dean Axthelm, a deceased individual, and April Lynne Axthelm, Widow, in consideration of the sum of zero dollars (\$0), in hand paid, conveys and warrants to APRIL LYNNE AXTHELM, a widow, all Grantor's right, title and interest, in the following described real estate, situated in the County of Skagit, State of Washington:

Skagit County Parcel number: 25027

Address: 2400 N LaVenture, Mount Vernon, WA 98273

TRACT A OF CITY OF MOUNT VERNON SHORT PLAT MV-3-81, RECORDED UNDER AF#
8101150066 TOGETHER WITH THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
SECTION 16 TOWNSHIP 34 NORTH RANGE 4 EAST WM LYING NORTHERLY OF THE NORTH LINE OF
TRACT A SHORT PLAT MV-3-81 APPROVED JANUARY 15 1981 RECORDED JANUARY 15 1981 IN
VOLUME 5 OF SHORT PLATS PAGE 24 UNDER AUDITORS FILE #8101150066 AND LYING
SOUTHERLY OF THE SOUTH LINE OF TRACTS A AND B OF SHORT PLAT MV-20-77 APPROVED
NOVEMBER 28 1977 RECORDED DECEMBER 1 1977 IN VOLUME 2 OF SHORT PLATS PAGE 161
UNDER AUDITORS FILE #869545 AND LYING WESTERLY OF THE EAST LINE OF SAID TRACT B
EXTENDED SOUTHERLY ALSO TOGETHER WITH THAT PORTION OF TRACT 14 PLAT OF SUNSET
VIEW DIVISION #1 RECORDED IN VOLUME 12 OF PLATS PAGE 86 RECORDS OF SKAGIT COUNTY
DESCRIBED AS FOLLOWS BEGINNING ON THE SOUTHWEST CORNER OF SAID TRACT THENCE
NORTHEASTERLY TO A POINT 3 FEET DUE NORTH OF THE MOST NORTHERLY CORNER OF A
CARPORT WHICH CORNER IS APPROXIMATELY 27 FEET EAST AND 32 INCHES NORTH OF SAID
SOUTHWEST CORNER THENCE SOUTHEASTERLY PARALLEL TO THE NORTHERLY LINE OF SAID
CARPORT AND SAID LINE EXTENDED TO ITS POINT OF INTERSECITON ON THE SOUTH LINE OF
SAID TRACT 14 WHICH POINT IS APPROXIMATELY 79 FEET EAST OF THE SOUTHWEST CORNER OF
SAID TRACT AS MEASURED ALONG THE SOUTH LINE THEREOF THENCE WESTERLY ALONG THE
SOUTH LINE OF SAID TRACT 14 79 FEET MORE OR LESS TO THE SOUTHWEST CORNER AND POINT
OF BEGINNING. Acreage Account, Acres 2.22

STATUTORY WARRANTY DEED

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SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2019-3382

AUG 12 2019

Amount Paid \$0
Skagit Co. Treasurer
By *mdm* Deputy

To have and to hold together with all the buildings, improvements and appurtenances belonging thereto to the Grantee and Grantees heirs, successors and assigns forever. By this interest, the parties intend that Grantor release to Grantee whatever interest Grantor may have in the above property, and that Grantor do hereby waive and release to Grantee all rights of dower, curtesy, homestead, community property, and any and all other rights, title and interest in and to the above property.

Dated: August 10, 2019

James Dean Axthelm by April Lynne Axthelm
James Dean Axthelm ~~Administratrix~~ Administrator of Estate
April Lynne Axthelm
April Lynne Axthelm

STATE OF WASHINGTON)

: ss

County of Skagit)

On this day personally appeared before April Lynne Axthelm, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 10 day of August, 2019

Raymond John Ulrich
Raymond John Ulrich

NOTARY PUBLIC in and for the State of Washington, residing at Mouna Vernon

my commission expires May 15, 2021

STATUTORY WARNING

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