



201909160206

09/16/2019 03:46 PM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

AFTER RECORDING MAIL TO:

Abubaker M. Cameron and Deann A. Cameron
20951 Francis Road
Mount Vernon, WA 98273 SKAGIT COUNTY WASHINGTON

REAL ESTATE EXCISE TAX

2019-4021

SEP 16 2019

Amount Paid \$ 9,261.⁰⁰

Skagit Co. Treasurer

By *[Signature]* Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

19-2872

STATUTORY WARRANTY DEED

File No: **4221-3285064 (th)**

Date: **September 11, 2019**

Grantor(s): **Stephen Gordon Phillips and Melanie Tinin Phillips**

Grantee(s): **Abubaker M. Cameron and Deann A. Cameron**

Abbreviated Legal: **Section 4, Township 34 North, Range 4 East; Ptn. of Lot 1**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P23483 and 34040410030000**

THE GRANTOR(S) Stephen Gordon Phillips and Melanie Tinin Phillips, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Abubaker M. Cameron and Deann A. Cameron, a married couple**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

That part of Lot 1, Section 4, Township 34 North, Range 4 East, W.M., lying West of the Channel of Nookachamps Creek, EXCEPT County Road rights-of-way, and dike and drainage ditch rights-of-way, and EXCEPT that portion Deeded to Dike District No. 20, by Deed recorded under Auditor's File No. 642087, and also EXCEPT that portion conveyed to Skagit County for Road purposes by Deed recorded February 22, 1979, under Auditor's File No. 7902220008.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P23483

Statutory Warranty Deed
- continued

File No.: 4221-3285064 (th)

Stephen Gordon Phillips
Stephen Gordon Phillips

Melanie Tinin Phillips
Melanie Tinin Phillips

STATE OF Washington)
COUNTY OF ~~Skagit~~ Snohomish)-SS

I certify that I know or have satisfactory evidence that **Stephen Gordon Phillips and Melanie Tinin Phillips**, 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: 9/13/19

Tracey M. Brown

Notary Public in and for the State of Washington,
Residing at: Camano Island
My appointment expires:

07/23/23

NOTARY PUBLIC
STATE OF WASHINGTON
TRACEY M. BROWN
License Number 179729
My Commission Expires 07-23-2023