

AFTER RECORDING MAIL TO:
Rose McNaughton and Ray Roberts
1734 S Oakes St
Tacoma, WA 98405

201912060057
12/06/2019 11:23 AM Pages: 1 of 2 Fees: \$104.50
Skagit County Auditor

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**
Escrow Number: 19-373994
Land Title and Escrow

01-175197-0

Statutory Warranty Deed

Abbreviated Legal: Tract 1, Survey 9005070053 (Ptn Gov Lots 11 & 12, 24-35-6).
Additional legal(s) on page:
Assessor's Tax Parcel Number(s): P41892, P112011

THE GRANTOR **John F. Towner**, an unmarried person, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Rose McNaughton and Ray Roberts**, a married couple, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Covenants, conditions, restrictions, easements and encumbrances of record as of the date hereof.

Dated this 21ST day of NOVEMBER.

John F. Towner
John F. Towner

STATE OF ARIZONA }
County of Maricopa } SS.

I certify that I know or have satisfactory evidence that John F. Towner 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 the instrument.

Dated this 21 day of November, 2019

Bonnie Matley
Notary Public in and for the State of WASHINGTON AZ
Residing at: 11224 E Raleigh Ave Nasa AZ 85212
My appointment expires: Sept 08 2023

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2019-5282
DEC 06 2019

Amount Paid \$ 7507.⁹⁰
Skagit Co. Treasurer
By mm Deputy



EXHIBIT "A"
LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED

PARCEL "A":

Tract 1 of that certain Survey recorded May 7, 1990, in Volume 9 of Surveys, page 185, under Auditor's File No. 9005070053, being a portion of Government Lots 11 and 12, Section 24, Township 35 North, Range 6 East, W.M., records of Skagit County, Washington.
Situate in the County of Skagit, State of Washington.

PARCEL "B":

A non-exclusive easement for ingress, egress and utilities over, under and across that certain 60-foot wide access and utility easement as delineated on the face of Survey recorded under Auditor's File No. 9005070053.
Situate in the County of Skagit, State of Washington.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.