

AFTER RECORDING MAIL TO:

Erik F. Bade and Theresa Cotey
4725 Monte Vista Place
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
Affidavit No. 2020-702
Feb 26 2020
Amount Paid \$7525.00
Skagit County Treasurer
By Bridget Ibarra Deputy

2 PAGES *PLR ORIGINAL*
Filed for Record at Request of:
First American Title Insurance Company

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STATUTORY WARRANTY DEED

19-4054

File No: **4221-3374588 (th)**

Date: **February 22, 2020**

Grantor(s): **Joshua J. Miller and Audrey J. Miller**
Grantee(s): **Erik F. Bade and Theresa Cotey**
Abbreviated Legal: **Ptn. Lots 18 and 19, Monte Vista Terrace Addn. (aka Tract 4, MV Short Plat No. 11-76)**
Additional Legal on page:
Assessor's Tax Parcel No(s): **3956-000-019-0106 (P67510)**

THE GRANTOR(S) Joshua J. Miller and Audrey J. Miller, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Erik F. Bade and Theresa Cotey, 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:

Tract 4, CITY OF MOUNT VERNON SHORT PLAT NO. MV-11-76, approved January 23, 1976, and recorded February 9, 1976, in Volume 1 of Short Plats, page 108, under Auditor's File No. 829866, records of Skagit County, Washington; being a portion of Lots 18 and 19, Monte Vista Terrace Addition to Skagit County, Washington, according to the plat thereof recorded in Volume 8 of Plats, pages 20 and 21, records of Skagit County, Washington. Situated in Skagit County, Washington.

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: 3956-000-019-0106
(P67510)

Statutory Warranty Deed
- continued

File No.: 4221-3374588 (th)

Joshua J. Miller
Joshua J. Miller
Audrey J. Miller
Audrey J. Miller

STATE OF Washington)
COUNTY OF Skagit)-ss)

I certify that I know or have satisfactory evidence that **Joshua J. Miller and Audrey J. Miller**, 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: 2-24-2020 Doug Clark

Notary Public in and for the State of Washington
Residing at: Seho Waller, WA
My appointment expires: 12-15-21

Notary Public
State of Washington
Doug Clark
Commission No. 196611
Commission Expires 12-15-2021