When recorded return to:

Mr. and Mrs. Ken W. Duncan
14870 Dunbar Lane
Mount Vernon, WA 98273

201406270054
Skagit County Auditor $72.00
6/27/2014 Page 1 of 1 1:48PM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 145344-OE

Grantor: Jo Ann Angevine
Grantee: Ken W. Duncan and Sarah A. Duncan

LAND TITLE OF SKAGIT COUNTY

# Statutory Warranty Deed

**THE GRANTOR JO ANN ANGEVINE, a single woman, as her separate property** for and in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, conveys and warrants to **KEN DUNCAN and SARAH DUNCAN, husband and wife** the following described real estate, situated in the County of **Skagit**, State of **Washington**:

Abbreviated Legal: **Ptn SW 1/4 Of SW 1/4, 13-34-3 E W.M.**

The North ½ of the Southeast ¼ of the Southwest ¼ of the Southwest ¼ of Section 13, Township 34 North, Range 3 East W.M, EXCEPT that portion of said property, if any, lying within the South 330 feet of said Southwest ¼ of the Southwest ¼.

Situated in the County of Skagit, State of Washington.

Tax Parcel Number(s): **340313-3-015-0009, P21830**

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 Company's Preliminary Commitment No. 145344-OE.

Dated **June 20, 2014**

Jo Ann Angevine

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142259
JUN 27 2014
Amount Paid $ 6235.00
Skagit Co. Treasurer
By TLB Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that **Jo Ann Angevine**
the person(s) who appeared before me, and said person(s) acknowledged that **she**
signed this instrument and acknowledge it to be free and voluntary act for the
**her**
uses and purposes mentioned in this instrument.

Dated: June 26th 2014

Karen Ashley
Notary Public in and for the State of Washington
Residing at Sedro-Woolley
My appointment expires: 9/11/2014

KAREN F. ASHLEY NOTARY PUBLIC STATE OF WASHINGTON expires 9/11/2014

UNOFFICIAL DOCUMENT