UNOFFICIAL DOCUMENT

201511200129
Skagit County Auditor $75.00
11/20/2015 Page 1 of 3 3:36PM

When recorded return to:
Bruce A. Cox
1407 S. 12th Street
Mount Vernon, WA 98274

Filed for record at the request of:

CHICAGO TITLE
COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620025546

CHICAGO TITLE
620025546

STATUTORY WARRANTY DEED

THE GRANTOR(S) Loi H. Caldwell and Debra A. Caldwell, husband and wife

for and in consideration of Ten And No/100 Dollars ($10.00) , and other valuable consideration

in hand paid, conveys, and warrants to Bruce A. Cox, an unmarried man

the following described real estate, situated in the County of Skagit, State of Washington:

A portion of the Northeast Quarter of the Northwest Quarter of Section 29, Township 34 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at a point on the West line of 12th Street, if extended South from the Map of Millett's Addition to Mt. Vernon, according to the plat thereof recorded in Volume 2 of Plats, page 63, records of Skagit County, Washington, which point is 550 feet North of the South line of said Northeast Quarter of the Northwest Quarter;
thence West 100 feet to the East line of the alley through Block 23, said Map of Millett's Addition to Mt. Vernon, extended South;
thence North along said line of the alley 50 feet;
thence East 100 feet to the West line of 12th Street extended;
thence South 50 feet to the point of beginning.

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20154747
NOV 20 2015
Amount Paid $4268.10
Skagit Co. Treasurer
By ML Deputy

Situated in Skagit County, Washington.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P28373 / 340429-0-200-0001,

Subject to:

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

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STATUTORY WARRANTY DEED
(continued)

Dated: November 19, 2015

Loi H. Caldwell

Debra A. Caldwell

State of WA

County of Skagit

I certify that I know or have satisfactory evidence that Loi H Caldwell and Debra A Caldwell is/are the person(s) who appeared before me, and said person(s) acknowledged that (he/she/they) signed this of instrument and acknowledged it to be (his/her/their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 11-19-15

Name: Cassandra M Mitchell
Notary Public in and for the State of WA
Residing at: Mt Vernon,
My appointment expires: 3-10-17

CASSANDRA M. MITCHELL NOTARY PUBLIC STATE OF WASHINGTON COMMISSION EXPIRES 3-10-17

EXHIBIT "A"
Exceptions

1. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

   Granted to: West Coast Telephone Company
   Purpose: Electric transmission and/or distribution line, together with necessary appurtenances
   Recording Date: December 5, 1938
   Recording No.: 308103
   Affects: Said premises, the exact location and extend of said easement is undisclosed of record.

2. Assessments, if any, levied by City of Mount Vernon.

3. City, county or local improvement district assessments, if any.

General and special taxes and charges, payable February 15; delinquent if first half unpaid on May 1 or if second half unpaid on November 1 of the tax year.

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