

When Recorded Return to:  
JUAN ORTIZ  
LUZ MARIA DAVILA-ORTIZ  
11312 W. Skagit  
Burlington WA 98233



200701220197

Skagit County Auditor

1/22/2007 Page

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2 3:29PM

Chicago Title Company - Island Division  
Order No: BE11214 CLT Title Order No: IC41090

### STATUTORY WARRANTY DEED

THE GRANTOR JESUS ZEPEDA and MANUELA ZEPEDA, husband and wife  
for and in consideration of **Two Hundred Twenty-Five Thousand and 00/100...(\$225,000.00)**  
**DOLLARS** in hand paid, conveys and warrants to JUAN ORTIZ and LUZ MARIA DAVILA-  
ORTIZ, husband and wife

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

Abbreviated Legal: Ptn Lt 1, Blk 137, FIRST ADD TO BURLINGTON

Tax Parcel Number(s): P72363

Subject to: Restrictions, reservations and easements of record.

Dated: January 11, 2007

Jesus Zepeda  
JESUS ZEPEDA

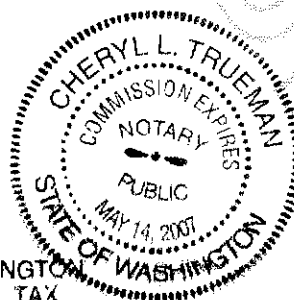
Manuela Zepeda  
MANUELA ZEPEDA

STATE OF WASHINGTON  
COUNTY OF Skagit

I certify that I know or have satisfactory evidence that JESUS ZEPEDA and MANUELA ZEPEDA (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: January 11, 2007

Cheryl L. Trueman  
Cheryl L. Trueman  
Notary Public in and for the State of Washington  
Residing at Mount Vernon  
My appointment expires: 5/14/07



#308  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JAN 22 2007

Amount Paid \$ 3209.00  
By [Signature]  
Skagit Co. Treasurer Deputy

Chicago Title Company - Island Division

EXHIBIT 'A'

**Description:**

**Order No:** BE11214 CLT

That portion of Lot 1, Block 137, FIRST ADDITION TO BURLINGTON, according to the Plat thereof recorded in Volume 3 of Plats, Page 11, records of Skagit County, Washington, described as follows:

BEGINNING at the most Northerly corner of Lot 1 of said Block 137;  
Thence South  $00^{\circ}19'30''$  West along the East line of said Lot 1 a distance of 270.0 feet to the true point of beginning for this description;  
Thence South  $89^{\circ}34'30''$  West parallel with the South line of said Lot 1 a distance of 170.0 feet, more or less, to the Westerly line of said Lot 1;  
Thence Southwesterly along the said Westerly line of said Lot 1 a distance of 77.5 feet, more or less, to a point on the South line of the North 345.0 feet of said Lot 1;  
Thence North  $89^{\circ}34'30''$  East a distance of 89.5 feet, more or less, to the Southwest corner of that certain tract of land conveyed to Elliott Johnson and Eileen Johnson, husband and wife, by Deed recorded under Auditor's File No. 664076, records of Skagit County, Washington;  
Thence North  $00^{\circ}19'30''$  East along the West line of said Johnson Tract a distance of 60.0 feet;  
Thence North  $89^{\circ}34'30''$  East along the North line of said Johnson Tract a distance of 100.0 feet to the West line of Skagit Street;  
Thence North  $00^{\circ}19'30''$  East along the West line of Skagit Street a distance of 15.0 feet to the true point of beginning.

Situated in Skagit County, Washington



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