

**AFTER RECORDING MAIL TO:**

**Julian P. Garcia**  
4650 Nooksack Loop  
Mount Vernon, WA 98273



200708210119  
Skagit County Auditor

8/21/2007 Page 1 of 1 3:47PM

Filed for Record at Request of  
All City Escrow, Inc.  
Escrow Number: 07-0426

LAND TITLE OF SKAGIT COUNTY

**Statutory Warranty Deed**

1227163-S

Assessor's Tax Parcel Number(s): 4902-000-063-0000/P124975

**THE GRANTOR** The Quadrant Corporation, a corporation for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to **Julian P. Garcia**, a single person the following described real estate, situated in the County of **Skagit**, State of Washington.

LOT 63, "PLAT OF SKAGIT HIGHLANDS DIVISION IV," A PLANNED UNIT DEVELOPMENT, APPROVED AUGUST 21, 2006 AND RECORDED ON AUGUST 23, 2006 UNDER AUDITOR'S FILE NUMBER 200608230062, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE CITY OF MOUNT VERNON, COUNTY OF SKAGIT, STATE OF WASHINGTON.

**Subject to:**

**ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, CONDITIONS COVENANTS AND AGREEMENTS OF RECORD IF ANY, DELINEATED IN Land Title Company ORDER NUMBER: 122763.**

**READ AND APPROVED** [Signature]

Dated August 14, 2007

The Quadrant Corporation

By: [Signature]  
BreAnn Cline, Regional Sales Operations  
Manager

3991  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 21 2007

Amount Paid \$ 3,780.81  
By [Signature] Skagit Co. Treasurer  
Deputy

STATE OF Washington  
County of King } SS:

I certify that I know or have satisfactory evidence that BreAnn Cline  
is the person who appeared before  
me, and said person acknowledged that She signed this instrument, on oath stated that She  
is authorized to execute the instrument and acknowledged it as the Regional Sales Operations  
of The Quadrant Corporation

to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 8/19/07  
[Signature]  
Dori O'Neill  
Notary Public in and for the State of Washington  
Residing at Everett  
My appointment expires: 12/09/2008