

Return Address:

**EDDIE FLORES**  
**5451 EMERALD COURT**  
**MOUNT VERNON WA 98273**



201202290130  
Skagit County Auditor

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LAND TITLE OF SKAGIT COUNTY

**139914-0**

Document Title(s) (for transactions contained therein):	
1.	<b>STATUTORY WARRANTY DEED</b>
2.	
3.	
4.	
Reference Number(s) of Documents assigned or released: (on page of documents(s))	
Grantor(s)	
1.	<b>GREGORY DUNCANS</b>
2.	
3.	
4.	
Additional Names on page	of document
Grantee(s)	
1.	<b>EDDIE FLORES</b>
2.	
3.	
4.	
Additional Names on page	of document
Legal Description (abbreviated i.e. lot, block, plat or section, township, range)	
<b>LOT 189 SKAGIT HIGHLANDS DIV V (PHASE 1)</b>	
Additional legal is on page	of document
Assessor's Property Tax Parcel/Account Number	
<b>P125401</b>	
The Auditor/Recorder will rely on information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.	

AFTER RECORDING MAIL TO:  
**Eddie Flores**  
**5451 Emerald Court**  
**Mount Vernon, WA 98273**

File Number: VWA-1141679  
Filed for Record at Request of: NETCO Title Insurance Company

## STATUTORY WARRANTY DEED

Date: 2/27/2012

Grantor(s): **Gregory Duncans, as his seperate property**

Grantee(s): **Eddie Flores, a single person**

Abbreviated: Lot 189, "Plat of Skagit Highlands Division V (Phase 1)," as per plat recorded on December 21, 2006, under Auditor's File No 200612210067, records of Skagit County, Washington.

Additional Legal on page two (2) shown as Exhibit "A"

Assessor's Tax Parcel No(s): P125401

THE GRANTOR(S), for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to, the following described real estate, situated in the County of **Skagit**, State of **Washington**:

**SEE ATTACHED EXHIBIT 'A'**

Signed this day by **FEBRUARY 27, 2012**

  
Gregory Duncans

State of Washington

County of Skagit

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012545

FEB 29 2012

Amount Paid \$ 2870.<sup>80</sup>  
Skagit Co. Treasurer

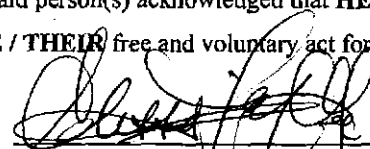
By Mum Deputy

I certify that I know or have satisfactory evidence that Gregory Duncans

(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 **HE / SHE / THEIR** free and voluntary act for the uses and purposes mentioned in this instrument..

Date: 2/27/12

Notary Public  
State of Washington  
ELISSA J MCBEE  
My Appointment Expires Mar 29, 2014

  
NOTARY SIGNATURE

Notary name printed or typed:

Notary Public in and for the State of  
Residing at

My appointment expires:



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Skagit County Auditor

Exhibit "A"

DESCRIPTION:

Lot 189, "PLAT OF SKAGIT HIGHLANDS DIVISION V (PHASE 1)," as per plat recorded on December 21, 2006 under Auditor's File No. 200612210067, records of Skagit county, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.



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