

RECORDATION REQUESTED BY/RETURN TO:  
SURETY LENDER SERVICES  
1 EAST STOW RD  
MARLTON, NJ 08053



201203260100

Skagit County Auditor

3/26/2012 Page

1 of

4 4:19PM

Assessor's Parcel Number: P109282  
Abbreviated Legal Description

30879SL-R

FOR RECORDER'S USE ONLY

**SPECIAL WARRANTY DEED**

For consideration in the amount of **ONE HUNDRED SIXTY NINE THOUSAND, NINE HUNDRED AND 00/100 DOLLARS (\$169,900.00)**, receipt of which is hereby acknowledged, I (we) **ORCHARD TERRACE ESTATES, LLC** whose address is 923 E. Pacheno Blvd. Suite C, Los Banos, CA 93635, hereby bargain, deed and convey to **ERIC J. BORREGO AND KRISTYNA BARREGO, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, the following described land in SKAGIT County, State of Washington, free and clear with SPECIAL WARRANTY CONVENTS; to wit:

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

**Property Address:** 17132 Zoya Drive, Mount Vernon, WA 98274

**APN:** P109282

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2012796

MAR 26 2012

Amount Paid \$ 3029.22  
Skagit Co. Treasurer  
By *mm* Deputy

**Exhibit A**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Skagit,  
STATE OF Washington, AND IS DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SKAGIT,  
STATE OF WASHINGTON, AND IS DESCRIBED AS FOLLOWS:  
LOT 8, "BIG LAKE HEIGHTS", AS PER PLAT RECORDED IN VOLUME 16 OF PLATS,  
PAGE 118 THROUGH 120, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Parcel ID: 4680 000 008 0000

Commonly known as 17132 Zoya Drive, Mount Vernon, WA 98274  
However, by showing this address no additional coverage is provided



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WITNESS the hands and seal of said Grantors this 13<sup>th</sup> day of March 2012

ORCHARD TERRACE ESTATES, LLC

BY: [Signature]  
TITLE: \_\_\_\_\_  
NAME: \_\_\_\_\_

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me personally  
appeared \_\_\_\_\_, to me known to be the \_\_\_\_\_  
\_\_\_\_\_ of the corporation that executed the within and foregoing  
instrument, and acknowledged said instrument to be the free and voluntary act and deed of said  
corporation, for the uses and purposes therein mention, and on oath stated that he/she was authorized to  
execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the say and year first above  
written.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

*See attached*

PREPARED BY: JOHN BARRY, Attorney at Law  
10009 59TH AVE SW  
LAKEWOOD, WA 98499



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# CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

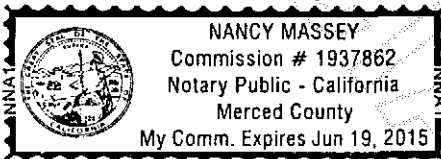
County of Merced

On March 13, 2012 before me, Nancy Massey, Notary Public

Here Insert Name and Title of the Officer

personally appeared Dana Howell

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Nancy Massey

Signature of Notary Public

Place Notary Seal Above

## OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

### Description of Attached Document

Title or Type of Document: Special Warranty Deed 17132 Zoya Drive, Mount Vernon, WA 98147

Document Date: March 13, 2012 Number of Pages: 2

Signer(s) Other Than Named Above: —

### Capacity(ies) Claimed by Signer(s)

Signer's Name: — Signer's Name: —

☐ Corporate Officer — Title(s): — ☐ Corporate Officer — Title(s): —

☐ Individual ☐ Individual

☐ Partner — ☐ Limited ☐ General ☐ Partner — ☐ Limited ☐ General

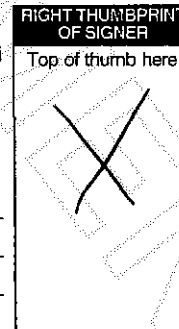
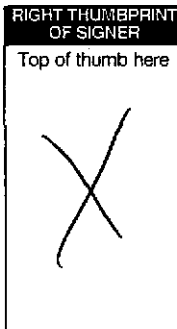
☐ Attorney in Fact ☐ Attorney in Fact

☐ Trustee ☐ Trustee

☐ Guardian or Conservator ☐ Guardian or Conservator

☐ Other: — ☐ Other: —

Signer Is Representing: — Signer Is Representing: —



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