



201301240054

Skagit County Auditor

1/24/2013 Page 1 of 2 1:53PM

After Recording Return To:)
LSI Title Company)
5039 Dudley Blvd.)
McClellan, CA 95652)

Mail Tax Statements To:)
Hank Oudman & Alina Oudman)
1017 Talcott Street)
Sedro Woolley, WA 98284)

Property Tax ID#:)
41500640060000)

Ref #: 15448935)

WARRANTY DEED

Exempt from Real Estate Excise Tax per WAC 458-61A-204(1)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, HANK OUDMAN, a married man, as his separate estate, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto HANK OUDMAN and ALINA OUDMAN, Husband and Wife, as joint tenants, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

The East 1/2 of Lot 5 and all of Lot 6, Block 64, "First Addition to the Town of Sedro In Skagit County, Washington", as per plat recorded in Volume 3 of Plats, Page 29, records of Skagit County Washington.

Situate in the City of Sedro Woolley, County of Skagit, State of Washington.

Property Address: 1017 Talcott Street, Sedro Woolley, WA 98284

Less and except all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

To have and to hold same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor's hand this the 17 day of January, 201¹³₂. *CWA*

HANK OUDMAN
HANK OUDMAN

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013037
JAN 24 2013

State of Washington)
County of Skagit) ss.

Amount Paid \$ 0
Skagit Co. Treasurer
By WF Deputy

The foregoing instrument was hereby acknowledged before me this 17th day of January, 201¹³₂, by HANK OUDMAN, and I certify that I know or have satisfactory evidence that he is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Clarence W. Armstrong
Notary Public in and for the State of Washington
Printed Name: Clarence W. Armstrong
Residing At: Snohomish County
My commission expires: 10/09/2015

Notary Public
State of Washington
CLARENCE W ARMSTRONG
My Appointment Expires Oct 9, 2015

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

This document prepared by
Express Legal Dox, LLC
5525 110th Ave. North, Ste. L208
Pinellas Park, FL 33782



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