



201301240056

Skagit County Auditor

1/24/2013 Page

1 of

4

1:54PM

Return Address:

LSI – North Recording Division
5039 Dudley Blvd
McClellan, CA 95652

ELS# 15584054

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)**Document Title(s)** (or transactions contained therein): (all areas applicable to your document **must** be filled in)

WARRANTY DEED
EXEMPT FROM REAL ESTATE EXCISE TAX PER WAC 458-61A-211(1)

Grantor(s) (Last name, first name, initials)

1. JOSE SANCHEZ & SHEYA SHIELDS SANCHEZ F/K/A SHEY A SHIELDS, HUSBAND AND WIFE, EACH WHO ACQUIRED TITLE AS SINGLE PERSONS
MAIL TAX STATEMENTS TO: 45623 HILLSIDE ALLEY CONCRETE, WA 98237

Additional names on page ____ of document.

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page ____ of document

Grantee(s) (Last name first, then first name and initials)

1. JOSE SANCHEZ & SHEYA SHIELDS SANCHEZ HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
2. Recontrust Company NA as Trustee

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

LOTS 1-6, INCLUSIVE, BLK 3, "MARENGO ADDITION TO BAKER," V3 OF PLATS,
PGE 97, SKAGIT COUNTY

Additional legal is on Exhibit A of document.

Assessor's Property Tax Parcel/Account Number ☐ Assessor Tax # not yet assigned

40510030040000

The Auditor/Recorder will rely on the 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 Return To:

LSI Title Company
5039 Dudley Blvd.
McClellan, CA 95652

Mail Tax Statements To:

Jose Sanchez &
Sheya Shields Sanchez
45623 Hillside Alley
Concrete, WA 98237

Property Tax ID#:

40510030040000

Ref #: 15584054

WARRANTY DEED

Exempt from Real Estate Excise Tax per WAC 458-61A-211(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, JOSE SANCHEZ and SHEYA SHIELDS SANCHEZ f/k/a SHEYA SHIELDS, husband and wife, each who acquired title as single persons, hereinafter referred to as "Grantors", do hereby grant, convey and warrant unto JOSE SANCHEZ and SHEYA SHIELDS SANCHEZ, husband and wife, as joint tenants with rights of survivorship, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Skagit, State of Washington, to-wit:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Property Address: 45623 Hillside Alley, Concrete, WA 98237

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

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.

2013 235
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

JAN 24 2013

Amount Paid \$
Skagit Co. Treasurer
By VIF Deputy



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Skagit County Auditor

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have 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 Grantors' hands this the 16 day of JANUARY, 2013.

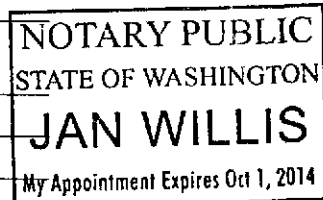
Jose Sanchez
JOSE SANCHEZ

Sheya Shields-Sanchez f/k/a Sheya Shields
SHEYA SHIELDS SANCHEZ f/k/a SHEYA SHIELDS

State of Washington)
County of SKAGIT)
SS.

The foregoing instrument was hereby acknowledged before me this 16 day of JANUARY, 2013, by JOSE SANCHEZ and SHEYA SHIELDS SANCHEZ, and I certify that I know or have satisfactory evidence that they are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Jan Willis
Notary Public in and for the State of Washington
Printed Name: JAN WILLIS
Residing At: MOUNT VERNON WA
My commission expires: 10-1-14



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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Order No.: **15584054**
Loan No.: **245181156**

Exhibit A

The following described property:

Lots 1 through 6, inclusive, Block 3, "Marengo Addition to Baker," as per plat recorded in Volume 3 of Plats, Page 97, records of Skagit County, Washington.

Except a portion of Lot 6, Block 3, "Marengo Addition to Baker," as per plat recorded in Volume 3 of Plats, Page 97, records of Skagit County, Washington, more particularly described as follows:

Beginning at the Southwest corner of said Lot 6;
thence South 89 degrees 03' 11" East along the South line of said Lot 6 for a distance of 9.00 feet;
thence North 0 degree 09' 12" East for a distance of 120.01 feet to an intersection with the Northerly line of said Lot 6;
thence North 89 degrees 03' 11" West along said Northerly line for a distance of 7.34 feet to the Northwest corner of Lot 6;
thence South 0 degree 56' 45" West along the West line of said Lot 6 for a distance of 120.00 feet to the point of beginning.

Situate in the Town of Concrete, County of Skagit, State of Washington.

Assessor's Parcel No: 40510030040000



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