

When recorded return to:

Mr. Jason A. Taylor, Ms. Leslie Abundis  
5225 Wellspring Road  
Mount Vernon, WA 98273



201302280086

Skagit County Auditor

2/28/2013 Page

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1 1:28PM

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 143018-SE

Grantor: Juan M. Valadez, Jr. and Christine Valadez  
Grantee: Jason A. Taylor and Leslie Abundis

LAND TITLE OF SKAGIT COUNTY

### Statutory Warranty Deed

THE GRANTOR JUAN M. VALADEZ, JR. and CHRISTINE VALADEZ, husband and wife for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to JASON A. TAYLOR and LESLIE ABUNDIS, both unmarried individuals the following described real estate, situated in the County of Skagit, State of Washington:

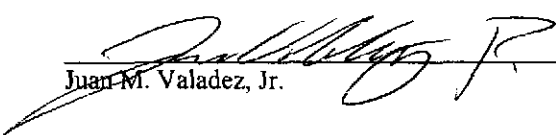
Abbreviated Legal: Lot 316, Skagit Highlands V, Ph I.

Lot 316, "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.

Tax Parcel Number(s): 4915-000-316-0000, P125528

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 143018-SE.

Dated February 25, 2013

  
Juan M. Valadez, Jr.

  
Christine Valadez  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

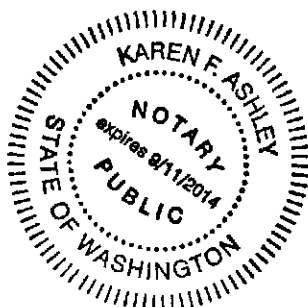
2013675  
FEB 28 2013


STATE OF Washington }  
COUNTY OF Skagit } SS:

Amount Paid \$ 2675.<sup>00</sup>  
Skagit Co. Treasurer  
By Karen Deputy

I certify that I know or have satisfactory evidence that Juan M. Valadez, Jr. and Christine Valadez the person(s) who appeared before me, and said person(s) acknowledged that they signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: February 27, 2013



  
Karen Ashley  
Notary Public in and for the State of Washington  
Residing at Sedro-Woolley  
My appointment expires: 9/11/2014