



201303010112

Skagit County Auditor

When recorded return to:

3/1/2013 Page 1 of 1 3:23PM

Jose Antonio Pina and Jose Galvan  
416 Commercial Avenue  
Anacortes, WA 98221

A105350-1

**DEED AND PURCHASER'S ASSIGNMENT OF REAL ESTATE CONTRACT**

**GUARDIAN NORTHWEST TITLE CO.**

THE GRANTORS James Coffin and Susan Lambert, husband and wife, for value received do hereby convey and quit claim to Jose Antonio Pina, a single individual, as to an undivided 70% interest, and Jose Galvan, a single individual, as to an undivided 30% interest, the Grantees, the following described real estate, situated in Skagit County, State of Washington, including any interest therein which grantor may hereafter acquire:

Lot 1 and the South 25 feet of Lot 2, Block 6, "CALHOUN ADDITION TO THE TOWN OF LACONNER", as per plat recorded in Volume 1 of Plats, page 14, records of Skagit County, Washington.

Tax Parcel Number(s): P74130, 4124-006-001-0009

and do hereby assign, transfer and set over to the grantee that certain real estate contract dated the 19th day of March, 2010, between Sam Contoravdis and Ourania Contoravdis, husband and wife, as seller and James Coffin and Susan Lambert, husband and wife, as purchaser for the sale and purchase of the above described real estate. The Grantees hereby assume and agree to fulfill the conditions of said real estate contract.

Dated: February 22, 2013

James Coffin

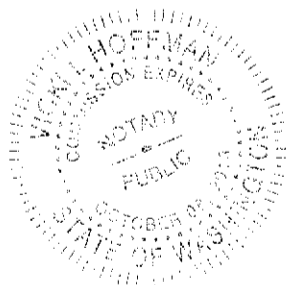
Susan Lambert

State of Washington }  
County of Skagit } SS:

I certify that I know or have satisfactory evidence that James Coffin and Susan Lambert, 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.

Date: 2-28-13

Notary Public in and for the State of Washington  
Residing at ANACORTES  
My appointment expires: 10-8-13



SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX  
2013722  
MAR 01 2013

Amount Paid \$ 6680<sup>00</sup>  
Skagit Co. Treasurer  
By Mum Deputy