



When recorded return to:

JOSHUA MARQUEZ and JENIFER L. MARQUEZ
19843 COUNTY LINE ROAD
STANWOOD, WA 98292

Skagit County Auditor

\$73.00

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STATUTORY WARRANTY DEED

Escrow No.: 20213
Title Order No.: 105696

GUARDIAN NORTHWEST TITLE CO.

105696-1

THE GRANTOR(S)

JASON J. SHERIDAN, a single man

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys, and warrants to

JOSHUA MARQUEZ and JENIFER L. MARQUEZ, Husband and Wife

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 2 OF SHORT PLAT NUMBER PL04-0881, APPROVED JUNE 2, 2005, RECORDED JUNE 3, 2005, UNDER AUDITOR'S FILE NO. 200506030115, RECORDS OF SKAGIT COUNTY, WASHINGTON; BEING A PORTION OF SECTION 32, TOWNSHIP 33 NORTH, RANGE 4 EAST W.M.
TOGETHER WITH THE 20 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DELINEATED ON THE FACE OF SAID SHORT PLAT NUMBER PL04-0881.

Tax Parcel Number(s): 330432-4-006-0302/P122787

SUBJECT TO: See "Exhibit A" attached hereto and made a part hereof.

Dated: MAY 2, 2013

JASON J. SHERIDAN

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2013 16 34

MAY 06 2013

STATE OF Washington

) ss.

COUNTY OF Snohomish

Amount Paid \$ 7926.⁰⁰
Skagit Co. Treasurer
By *ham* Deputy

I certify that I know or have satisfactory evidence that JASON J. SHERIDAN is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated *2nd* day of May, 2013

CANDACE A. RUMMELHART
Notary Public in and for the State of Washington
residing at LAKE STEVENS
My Commission Expires: 12/07/13

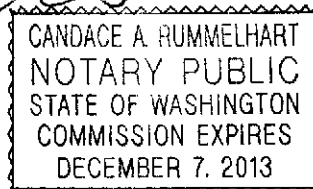


EXHIBIT A

A. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat 59-75
Recorded: February 6, 1976
Auditor's No.: 829752

B. EASEMENT, INCLUDING TERMS AND PROVISIONS THEREOF:

Grantee: David J. Sheridan and Marcella G. Sheridan
Recorded: March 20, 1990
Auditor's No.: 9003200058
Purpose: Ingress and egress
Area Affected: Portion of real estate under search other property

C. MATTERS AS DISCLOSED AND/OR DELINEATED ON THE FACE OF THE FOLLOWING SURVEY:

Name: Short Plat PL04-0881
Recorded: June 3, 2005
Auditor's No.: 200506030115

D. LOT CERTIFICATION, INCLUDING THE TERMS AND CONDITIONS THEREOF. REFERENCE TO THE RECORD BEING MADE FOR FULL PARTICULARS. THE COMPANY MAKES NO DETERMINATION AS TO ITS AFFECTS.

Recorded: July 1, 2005
Auditor's No.: 200507010135



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Skagit County Auditor

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