

AFTER RECORDING MAIL TO:

Kristen Krupicka  
1204 Virginia Street  
Mount Vernon, WA 98273



201307030128

Skagit County Auditor

\$73.00

7/3/2013 Page

1 of

2 3:57PM

Filed for Record at Request of:  
First American Title Insurance Company

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

105447-1

## STATUTORY WARRANTY DEED

File No: **4271-2045031 (kb)**

Date: **June 26, 2013**

Grantor(s): **Joshua L. Matus and Anaika Matus**

Grantee(s): **Kristen Krupicka**

Abbreviated Legal: **Lots 1-3, Block 5 Southern Addition**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P54314/3758-005-003-0004**

**THE GRANTOR(S) Joshua L. Matus and Anaika Matus, husband and wife** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Kristen Krupicka, an unmarried woman**, the following described real estate, situated in the County of **SKAGIT**, State of **Washington**.

**LEGAL DESCRIPTION:** Real property in the County of SKAGIT, State of Washington, described as follows:

**Lots 1, 2 and 3, Block 5, "PLAT OF THE SOUTHERN ADDITION TO MT. VERNON", according to the plat recorded in Volume 2 of Plats, page 110, records of Skagit County, Washington.**

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20132605

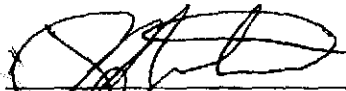
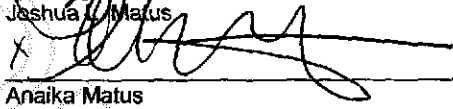
JUL 03 2013

Amount Paid \$ **2568.20**  
By **kk** Skagit Co. Treasurer Deputy

APN: P54314/3758-005-003-0004

Statutory Warranty Deed  
- continued

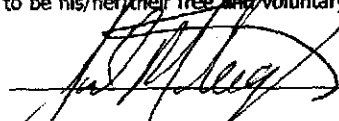
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\_\_\_\_\_  
Joshua L. Matus  
  
\_\_\_\_\_  
Anaika Matus

STATE OF Texas )  
 )-ss  
COUNTY OF Tarrant )

I certify that I know or have satisfactory evidence that **Joshua L. Matus and Anaika Matus**, 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: 07/01/2013

  
\_\_\_\_\_  
Notary Public in and for the State of  
Residing at:  
My appointment expires:



201307030128