



201307310102

Return Address:

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

Skagit County Auditor

\$75.00

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4 2:47PM

ELS# 16842502-JA

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

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

1. Rose, Ronald L

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. Bank of America NA
2. Landsale Title of Washington, as trustee

Ronald L Rose

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

Lot 3 Short Plat No. 93.037 Vjol 11 of Short Plats, pg 19 and 20, Section 19, Township 35 North, Range 5 East,
W.M., Skagit County

Additional legal is on **Exhibit A** of document.**Assessor's Property Tax Parcel/Account Number** ☐ Assessor Tax # not yet assigned

350519 015403 00

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:)
Ronald L. Rose)
24667 Twin Holly Court)
Sedro Wooley, WA 98284)

Property Tax ID#:)
350519-015403-00)

Ref #: 16842502)

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, RONALD L. ROSE, an unmarried man who acquired title as a married man as his sole and separate property, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto RONALD L. ROSE, an unmarried man, hereinafter "Grantee", 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: 24667 Twin Holly Court, Sedro Wooley, WA 98284

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

Subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

To have and to hold same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

Recording Requested By:
LSI



GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has 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 Grantor's hand this the 19th day of July, 2013.

Ronald L. Rose
RONALD L. ROSE

20133030
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

State of Washington)

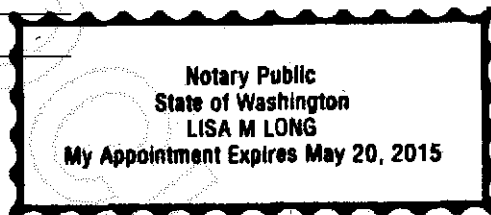
JUL 31 2013

County of Skagit)
SS.

Amount Paid \$ 0
Skagit Co. Treasurer
By MF Deputy

The foregoing instrument was hereby acknowledged before me this 19th day of July, 2013, 2013, by **RONALD L. ROSE**, and I certify that I know or have satisfactory evidence that he is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Lisa M. Long
Notary Public in and for the State of Washington
Printed Name: Lisa M. Long
Residing At: Mount Vernon
My commission expires: 5/20/2015



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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EXHIBIT "A"

The following described property:

Property located in the City of Sedro Wooley, County of Skagit, State of Washington:

Parcel "A":

Lot 3, Skagit County Short Plat No. 93-037, approved November 12, 1993, and recorded November 17, 1993, in Volume 11 of Short Plats, Page 19 and 20, under Auditor's File No. 9311170073, records of Skagit County, Washington; being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 5 East, W.M.

Situate in the County of Skagit, State of Washington.

Parcel "B":

That portion of Lot 4, Skagit County Short Plat No. 93-037, approved November 12, 1993, recorded November 17, 1993, in Volume 11 of Short Plats, Pages 19 and 20, under Auditor's File No. 9311170073, records of Skagit County, Washington, in the Northwest 1/4 of the Northeast 1/4 of Section 19, Township 35 North, Range 5 East, W.M., and lying Easterly of the following described as follows:

Beginning at the Northeast corner of said Lot 4;

thence South 88 degs. 10' 57" West along the North line of said Lot 4, a distance of 38 feet to the true point of beginning of said line;

thence Southeasterly in a straight line to a point on the Northerly boundary of Twin Holly Court, which point is Westerly 5 feet from the most Easterly corner of said Lot 4 and the end of said line.

Situate in the County of Skagit, State of Washington.

Property Address: 24667 Twin Holly Court, Sedro Wooley, WA 98284

APN: 350519-015403-00



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