



201310110068

Skagit County Auditor 10/11/2013 Page 1 of 4 11:38AM \$75.00

SPECIAL WARRANTY DEED

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Vic J. Devlaeminck Esq.,
Attorney At Law, Washington State Bar Number: 16609.

After Recording Return To:
Joshua M. Watson
48702 State Route 20, Concrete, WA 98237

WFG NAT'L TITLE
order no. 613923

Commitment Number: 393169

ASSESSOR PARCEL IDENTIFICATION NUMBER: P112878 SKAGIT COUNTY WASHINGTON REAL ESTATE EXCISE TAX

ABBREVIATED LEGAL: Ptm SW ¼ Of SE ¼, 18-35-9 E W.M.

2013429
OCT 11 2013

Amount Paid \$ 717.00
Skagit Co. Treasurer
By MG Deputy

LAND TITLE OF SKAGIT COUNTY
147521-S

Go America LLC, hereinafter grantor, whose tax-mailing address is 338 Via Vera Cruz #160, San Marcos CA 92078 for \$40,000.00 (Forty Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of special warranty to Joshua M. Watson, a Married Man as his separate estate, hereinafter grantee, whose tax mailing address is 1049 St. Anne Shrine Rd, Lake Wales FL 33898, the following real property:

Executed by the undersigned on october 7, 2013:

Natalie Drosi

Go America LLC

By: Natalie Drosi

Its: Closing Manager

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me on _____, 2013 by _____ its _____ on behalf of **Go America LLC** who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

see attached
Notary Public



ACKNOWLEDGMENT

State of California
County of San Diego

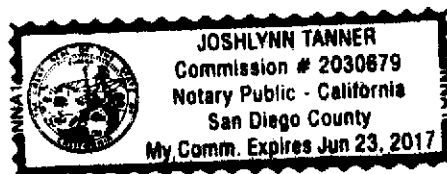
On October 7, 2013 before me, Joshylynn Tanner, Notary Public

personally appeared Natalie Drosi
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s)
is/are subscribed to the within instrument and acknowledged to me that he/she/they executed
the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the
instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Joshylynn Tanner (Seal)



Joshylynn Tanner, Notary Public # 2030679
Expires June 23, 2017

OPTIONAL INFORMATION

Date of Document 10/7/2013
Type or Title of Document Special Warranty Deed
Number of Pages in Document 3
Document in a Foreign Language NO

Type of Satisfactory Evidence:

Personally Known with Paper Identification

Paper Identification

Credible Witness(es)

Capacity of Signer:

Trustee

Power of Attorney

CEO / CFO / COO

President / Vice-President / Secretary / Treasurer

Other: Closing Manager, Go America, LLC

Other Information: 48 702 State Route 20



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LEGAL DESCRIPTION:

That portion of the Southwest 1/4 of the Southeast ^{1/4} of Section 18, Township 35 North, Range 9 East, W.M., described as follows: Beginning at the intersection of the East line of said Southwest 1/4 of the Southeast 1/4 and the Southerly line of State Highway No. 17-A; thence South 2° 16' West along said East line, 200 feet; thence North 73° West, 649.7 feet; thence North 2° 10' East, 165 feet to the Southerly line of said Highway; thence Easterly along said Southerly line to the point of beginning. Situate in the County of Skagit, State of Washington.

Assessor's Parcel Number: P112878

Property Address is: 48702 State Route 20, Concrete, WA 98237.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: 201306040059



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