



201312160014

Skagit County Auditor \$127.00  
12/16/2013 Page 1 of 6 9:43AM

Document Title:

Statutory Warranty Deed

LAND TITLE OF SKAGIT COUNTY

Reference Number:

#148156-0E Land Title & Escrow

Grantor(s):

additional grantor names on page \_\_\_\_

1 Andre Souang

2 John O'Regan  
Diana O'Regan

Grantee(s):

additional grantee names on page \_\_\_\_

1 Riley W. Smith

2 Kendra K. Monroe-Smith

Abbreviated legal description:

full legal on page(s) \_\_\_\_

ptn NE 1/4, 21-33-4 E W.M.

Assessor Parcel / Tax ID Number:

additional tax parcel number(s) on page \_\_\_\_

P17073

I, Christi P. Straathof, am hereby requesting an emergency non-standard recording for an additional fee provided in RCW 36.18.010. I understand that the recording processing requirements may cover up or otherwise obscure some part of the text of the original document. Recording fee is \$62.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Dated

12/16/13

When recorded return to:

Mr. and Mrs. Riley W. Smith  
20748 English Road  
Mount Vernon, WA 98274

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 148156-OE ✓

Grantor: Andre Souang, John O'Regan and Diana O'Regan  
Grantee: Riley W. Smith and Kendra K. Monroe-Smith

**Statutory Warranty Deed**

**LAND TITLE OF SKAGIT COUNTY**

THE GRANTOR ANDRE SOUANG, as his separate property, as to an undivided 50% interest; and JOHN O'REGAN and DIANA O'REGAN, husband and wife, as to an undivided 50% interest (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RILEY W. SMITH and KENDRA K. MONROE-SMITH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE 1/4, 21-33-4 E.W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330421-0-042-0002, P17073

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated December 9 ~~December 4~~ 2013

[Signature]  
Andre Souang

SIGNED IN COUNTERPARTS  
John O'Regan SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

SIGNED IN COUNTERPARTS  
Diana O'Regan

20134993  
DEC 16 2013

Amount Paid \$ 4,063.40  
Skagit Co. Treasurer  
By [Signature] Deputy

STATE OF California  
COUNTY OF San Luis Obispo } SS:

I certify that I know or have satisfactory evidence that Andre Souang the person(s) who appeared before me, and said person(s) acknowledged that he signed this instrument and acknowledge it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: December 9 2013

[Signature]  
Notary Public in and for the State of California

Residing at Cambridge  
My appointment expires: November 19, 2014



When recorded return to:

Mr. and Mrs. Riley W. Smith  
20748 English Road  
Mount Vernon, WA 98274

Filed for Record at Request of  
Land Title and Escrow  
Escrow Number: 148156-OE

Grantor: Andre Souang, John O'Regan and Diana O'Regan  
Grantee: Riley W. Smith and Kendra K. Monroe-Smith

### Statutory Warranty Deed

THE GRANTOR ANDRE SOUANG, as his separate property, as to an undivided 50% interest; and JOHN O'REGAN and DIANA O'REGAN, husband and wife, as to an undivided 50% interest (PROPERTY IS NOT GRANTOR'S PRIMARY RESIDENCE) for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to RILEY W. SMITH and KENDRA K. MONROE-SMITH, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE 1/4, 21-33-4 E.W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 330421-0-042-0002, P17073

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record, if any.

Dated December 7, 2013

Andre Souang  
Diana O'Regan  
Diana O'Regan

John O'Regan  
John O'Regan

STATE OF California )  
COUNTY OF Sonoma, Obispo ) SS:

I certify that I know or have satisfactory evidence that Andre Souang the person(s) who appeared before me, and said person(s) acknowledged that signed this instrument and acknowledge it to be his their free and voluntary act for the uses and purposes mentioned in this instrument. John and Diana O'Regan

Dated: December 10 2013

Notary Public in and for the State of California  
Residing at \_\_\_\_\_  
My appointment expires: 7/4/17

(see attached Notary form) @P



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

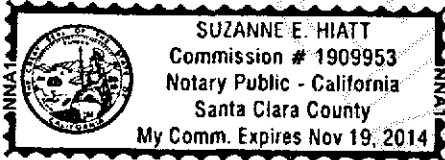
State of California

County of San Luis Obispo

On Dec 9, 2013 before me, Suzanne E. Hiatt Notary Public

personally appeared Andre Souang

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: Suzanne E. Hiatt

Place Notary Seal Above

**OPTIONAL**

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed

Document Date: Dec 9, 2013 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

- Signer's Name: \_\_\_\_\_
- Corporate Officer -- Title(s): \_\_\_\_\_
- Individual
- Partner --  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_



State of California )  
County of San Luis Obispo )

# CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

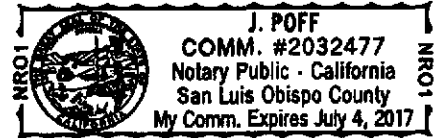
On 12/10/13 before me, J. Poff / Notary Public  
(here insert name and title of the officer)

personally appeared John and Dianna O'Roguen

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 J Poff

(Seal)

### OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Statutory Warranty Deed containing 2 pages, and dated 12/10/13

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) \_\_\_\_\_ Title(s) \_\_\_\_\_
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
<b>Method of Signer Identification</b>	
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on: Page # _____ Entry # _____	
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/>	



**EXHIBIT A**

That portion of the Northeast ¼ of Section 21, Township 33 North, Range 4 East, W.M., described as follows:

Beginning at the intersection of the Southeasterly right of way line of the County road known as English Road with the Southwesterly right of way line of the State Highway which bears North 63°11'10" West; thence South 68°11'48" West 397.30 feet to the point of beginning; thence continue along said right of way South 68°11'48" West 90 feet; thence South 21°48'12" East 242 feet; thence North 68°11'48" East 90 feet; thence North 21°48'12" West 242 feet to the point of beginning.

Situated in Skagit County, Washington.



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