

When recorded return to:

Mr. Sergio Lozano
15541 Bradshaw Road
Mount Vernon, WA 98273



Skagit County Auditor \$73.00
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Filed for Record at Request of
Land Title and Escrow
Escrow Number: 149701-OE

Grantor: THE VAN GASKEN FAMILY TRUST
Grantee: Sergio Lozano and Ma de Lourdes

Statutory Warranty Deed

THE GRANTOR MARGUERITE EGBERS, also known as MARGUERITE D. VAN GASKEN, TRUSTEE OF THE VAN GASKEN FAMILY TRUST, DATED JULY 7, 1995 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to SERGIO LOZANO and MA de LOURDES, husband and wife the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NW 1/4 of SW 1/4, 22-34-3 E W.M. LOZANO XSLA x MLL

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Subject to all covenants, conditions, restrictions, reservations, agreements and easements of record including, but not limited to, those shown on Schedule "B-1" of Land Title Company's Preliminary Commitment No. 149701-OE.

Tax Parcel Number(s): 340322-0-008-0003, P22262

Dated July 16, 2014

THE VAN GASKEN FAMILY TRUST

Marguerite Egbers, Trustee
By: Marguerite Egbers, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20142564
JUL 18 2014

Amount Paid \$ 10,667.20
Skagit Co. Treasurer
By: TD Deputy

STATE OF Washington }
County of Skagit } SS:

I certify that I know or have satisfactory evidence Marguerite Egbers is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated She is authorized to execute the instrument and is Trustee of The Van Gasken Family Trust to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 7/18/14

Cindy L. Frydenlund
Notary Public in and for the State of Washington
Residing at Mount Vernon
My appointment expires: 2/15/18

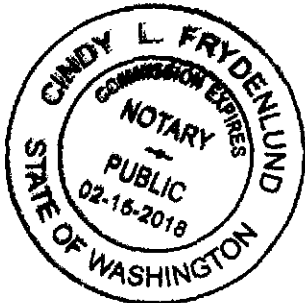


EXHIBIT A

That portion of the North 330 feet of the West ½ of the Northwest ¼ of the Southwest ¼ of Section 22, Township 34 North, Range 3 East, W.M., described as follows:

Beginning at the Northwest corner of said Northwest ¼ of the Southwest ¼;
thence South 0°05'00" West along the West line of said subdivision, a distance of 330.05 feet;
thence North 89°05'00" East along a line which is parallel to and 330.00 feet South of the North line of said subdivision, a distance of 400.00 feet;
thence North 0°55'00" West a distance of 330.00 feet to a point on the North line of said subdivision;
thence South 89°05'00" West along the North line of said subdivision, a distance of 394.24 feet to the point of beginning. EXCEPT roads and ditch rights-of-way.

Situate in the County of Skagit, State of Washington.



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Skagit County Auditor

\$73.00

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