

UNOFFICIAL INSTRUMENT



201501060041

Skagit County Auditor

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\$74.00  
3 3:13PM

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

201541  
JAN 06 2015

THIS INSTRUMENT PREPARED BY:  
Leila Hale Hansen, Esq.  
2451 W. Horizon Ridge Pkwy Ste 120  
Henderson, NV 89052  
702-736-5800  
Bar# 74247

Amount Paid \$0  
By Skagit Co. Treasurer

Return To: Deputy Mmm

Send to and mail tax statements to:  
CARLOS C. DAZA  
10711 CHELAN WAY  
SEDRO WOOLLEY, WA 98284

Vantage Point Title, Inc.  
25400 US 19 North, Suite 135  
Clearwater, FL 33763

Customer Reference Number WA156193

Property Tax ID#: 350427-0-039-0215

P37761

WARRANTY DEED

1504428

This deed is exempt from taxation by virtue of WAC sec. 458-61A-211 - Mere change in identity

KNOW ALL MEN BY THESE PRESENTS THAT:

Land Title and Escrow

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, CARLOS C. DAZA AKA CARLOS D. CORTEZ AND ARCELIA H. CRUZ, Husband and Wife, hereinafter referred to as "Grantor", does hereby grant, convey and warrant unto CARLOS C. DAZA AND ARCELIA H. CRUZ, Husband and Wife, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of SKAGIT, State of Washington, to-wit:

27-35-4

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 10711 CHELAN WAY, SEDRO WOOLLEY, 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.

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.

Taxes for tax year \_\_\_\_\_ shall be prorated between Grantor and Grantee as of the date selected by Grantor and Grantee, or paid by Grantee, or paid by Grantor.

The property herein conveyed is not a part of the homestead of Grantor, or is part of the homestead of Grantor and if Grantor is married, the conveyance is joined by both Husband and Wife.

Witness Grantor(s) hand(s) this the 31 day of December, 2014.

Carlos C. Daza  
CARLOS C. DAZA

Arceia H. Cruz  
ARCELIA H. CRUZ

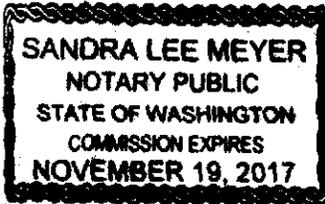
AKA Carlos D. Cortez  
AKA CARLOS D. CORTEZ

STATE OF Washington

COUNTY OF Skagit

On this day personally appeared before me CARLOS C. DAZA AKA CARLOS D. CORTEZ AND ARCELIA H. CRUZ, to me known to be the individual(s) described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and seal of office this 31<sup>st</sup> day of December, 2014.



Sandra Lee Meyer  
Notary Public residing at Amity  
in & for the state of Washington

Printed Name: Sandra Lee Meyer

My Commission Expires:

19 Nov 2017

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.



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**“Exhibit A”**

That portion of the West ½ of the Northwest ¼ of the Southwest ¼ of Section 27, Township 35 North, Range 4 East, W.M., described as follows:  
Beginning at the point of intersection of the East line of said subdivision, with the North line of the State Highway running through said subdivision;  
thence South 60°23'30" West along said State Highway right of way line, 61.48 feet; thence North 15°40' West, 196.46 feet;  
thence East 106.58 feet, more or less, to a point on the East line of said West ½ of the Northwest ¼ of the Southwest ¼, that is 158.73 feet North of the point of beginning;  
thence South along said East line, 158.73 feet to the point of beginning  
Situate in the County of Skagit, State of Washington.



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