

AFTER RECORDING MAIL TO:
Hien Cao Nguyen and Bao Tran Thi Nguyen
139 East Sharon Avenue
Burlington, WA 98233



201506040004

Skagit County Auditor \$73.00
6/4/2015 Page 1 of 2 9:07AM

Filed for Record at Request of
Tran Law Group, PS
Escrow Number: EF197770

Land Title and Escrow
152524-D

Statutory Warranty Deed

Grantor: Lucky Trinh
Grantees: Hien Cao Nguyen and Bao Tran Thi Nguyen

Abbreviated Legal
Lots 4, 5 & 6, Quinns Court.

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Assessor's Tax Parcel Number(s): 4994-000-005-0000, 4994-000-004-0000, 4994-000-006-0003

THE GRANTOR Lucky Trinh, a single person since November 26, 2014, date of acquiring title for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Hien Cao Nguyen and Bao Tran Thi Nguyen, husband and wife the following described real estate, situated in the County of Skagit, State of Washington.

Lots 4, 5 and 6, "PLAT OF QUINNS COURT," as per plat recorded May 6, 2010, under Auditor's File No. 201005060040, records of Skagit County, Washington.

Situate in the City of Burlington, County of Skagit, State of Washington.

Subject to Exhibit "A" attached hereto and made a part hereof.

Dated 5/28/2015

Lucky Trinh

Lucky Trinh by Jenny Chau
By: Jenny Chau, Attorney-in-Fact
ATTORNEY IN FACT

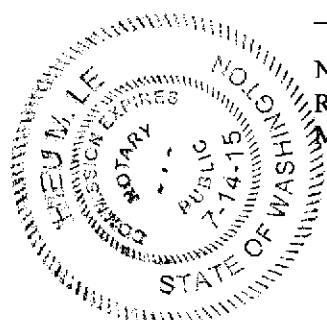
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
20152040
JUN 04 2015

Amount Paid \$2408.00
By *Mdm* Skagit Co. Treasurer
Deputy

STATE OF Washington }
County of King } SS:

I certify that I know or have satisfactory evidence that Jenny Chau
is/are the person(s) who appeared before
me, and said person(s) acknowledged that she signed this instrument, on oath stated she
is/are authorized to execute the instrument and acknowledge it as the Attorney-in-Fact
of Lucky Trinh
to be the free and voluntary act of such party(ies) for the uses and purposes mentioned in this instrument.

Dated: 5/28/2015



Hieu M. Le
Notary Public in and for the State of Washington
Residing at RENTON
My appointment expires: 7/14/2015

EXHIBIT "A"

Liability for supplemental taxes for improvements, which have recently been constructed on the property. Said improvements are not presently assessed, but may appear on future rolls.

Municipal assessments and impact fees, if any, levied by the City of Burlington.

Unrecorded leaseholds, if any; rights of vendors and holders of security interests on personal property installed upon said property, and rights of tenants to remove trade fixtures at the expiration of the term.

Easements, restrictions, and other matters shown on Schedule "B-1" attached are also excepted from coverage. The easements, restrictions and other matters shown as lettered exceptions on Schedule "B-1" are excepted from policy coverage to the same extent that the numbered Schedule "B" Special Exceptions shown herein are excepted from policy coverage.