

When recorded return to:

Mr. and Mrs. Fidel Garcia
13571 Avon Allen Road
Mount Vernon, WA 98273



201509010066

Skagit County Auditor
9/1/2015 Page

1 of

\$73.00
2 11:27AM

Filed for Record at Request of
Land Title and Escrow
Escrow Number: 153063-SE ✓

Grantor: Garland R. Rogers and Grace R. Rogers Family Trust Dated June 29, 2000
Grantee: Fidel Garcia and Aurelia Garcia

Land Title and Escrow Statutory Warranty Deed

THE GRANTOR GARLAND R. ROGERS AND GRACE R. ROGERS, TRUSTEES UNDER THE GARLAND R. ROGERS AND GRACE R. ROGERS FAMILY TRUST DATED JUNE 29, 2000 for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to FIDEL GARCIA and AURELIA GARCIA, 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, 12-34-3 E W.M.

SEE ATTACHED EXHIBIT "A" HERETO FOR LEGAL DESCRIPTION

Tax Parcel Number(s): 340312-3-004-0011, P21649, 340312-3-001-0006, P21645

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. 153063-SE.

Dated 8-31-2015

Garland R. Rogers and Grace R. Rogers Family Trust
Dated June 29, 2000

Garland R. Rogers
By: Garland R. Rogers, Trustee

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2015 3517
SEP 01 2015

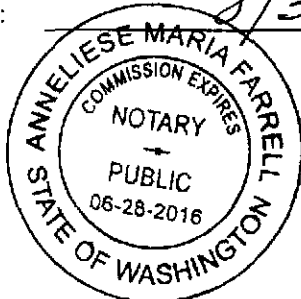
Amount Paid \$ 3120.⁰⁰
Skagit Co. Treasurer
By Mom Deputy

Grace R. Rogers
By: Grace R. Rogers, Trustee

STATE OF Washington }
County of Skagit , SS:

I certify that I know or have satisfactory evidence that Garland R. Rogers and Grace R. Rogers signed this instrument, on oath stated that they authorized to execute the instrument and acknowledged it as the Trustees of The Garland R. Rogers and Grace R. Rogers Family *** to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument. *** Trust dated June 29, 2000

Dated: 8/31/2015



Anneliese Maria Farrell
Notary Public in and for the State of Washington
Residing at La Crosse
My appointment expires: 6/28/16

EXHIBIT "A"

LEGAL DESCRIPTION

The North $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ and the North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 12, Township 34 North, Range 3 East, W.M., EXCEPT road rights of way, AND EXCEPT that portion conveyed to the State of Washington by deed dated September 19, 1957, filed October 17, 1957, under Auditor's File No. 557366 and recorded in Volume 290 of Deeds, page 62.

TOGETHER WITH that portion conveyed by the State of Washington by deed recorded September 19, 2005, under Skagit County Auditor's File No. 200509190224.

Situate in the County of Skagit, State of Washington.