



201604250131

Skagit County Auditor

\$75.00

4/25/2016 Page

1 of

3 11:44AM

**Return to:**

**FIRST AMERICAN TITLE INS CO  
1100 SUPERIOR AVE STE 200  
CLEVELAND OH 44114**

**-Please print or type information WASHINGTON RECORDER'S Cover  
Sheet (RCW 65.04)**

**Document Title(s) OWNER'S AFFIDAVIT**

Reference Number(s) of Related Documents:

Additional reference #'s on page of document

**Grantor(s): JULIE RAE OOSTERHOF**

**Grantee(s): N/A**

**Legal description:** Lot 15 Joachim First ADD, Vol 7-86 Skagit  
Co. WA.

**Assessor's Property Tax Parcel/Account Number:** P66234

Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

I am requesting an emergency nonstandard recording for an additional fee as 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.

SIGNATURE OF REQUESTOR

OWNER'S AFFIDAVIT

RE: ORDER NO.111206

The undersigned, Julie R Oosterhof, the Owner or authorized signatory of the Owner has personal knowledge of the facts sworn to in this affidavit and has the power and authority to execute this Affidavit on behalf of the Owner, being first duly sworn on oath deposes and says:

That unless shown otherwise on the above referenced title commitment or on an attachment hereto:

The Owner is the fee simple Owner of the property described therein and is in possession of said property;

There are no proceedings in Bankruptcy or receivership involving the Owner nor has the Owner made an assignment for the benefit of Creditors;

There are no pending proceedings against the Owner in any state or federal court that could affect title to or the boundaries of said property; nor are there any federal or state court judgments or state of federal tax liens which may constitute a lien charge upon said property;

The Owner's possession of the Premises has been peaceable and undisturbed, and that title to said property has never been disputed or questioned;

There are no pending or levied and unrecorded taxes or assessments against the subject property that the Owner has knowledge of;

There is NO potential for mechanic's liens for labor, services or material for unpaid work ordered by the Owner whether of record or otherwise, other than those described on an attachment hereto;

There are no unrecorded mortgages or security agreements or fixture filings nor unrecorded prohibitions against the sale of either the subject property or fixtures installed thereon;

There are no leasehold rights to the subject property other than those described on an attachment hereto;

The Owner is not a foreign person, foreign trust or other foreign entity as those terms are defined in or contemplated by Section 1445 of the Internal Revenue code of 1986, as amended, and the regulations promulgated pursuant thereto.

This affidavit has been signed by the Owner to induce Guardian Northwest Title Company and its underwriter to issue their policies of title insurance contemplated by the above referenced title order.

Dated this 24 day of March, 2016.

Owner:

Julie Oosterhof

(This document must be executed in front of a Notary Public who must complete the attached Notary Acknowledgement form.)

00STERHOF  
51182786

FIRST AMERICAN ELS  
AFFIDAVIT

WA

STATE OF Washington }  
County of \_\_\_\_\_ } SS:

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
signed this instrument, on oath stated that \_\_\_\_\_  
authorized to execute the instrument and acknowledged it as the \_\_\_\_\_  
of \_\_\_\_\_ to be the free and voluntary act of such  
party for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Printed Name: \_\_\_\_\_  
Notary Public in and for the State of Washington  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

State of Washington }  
County of Sagit } SS:

On this day personally appeared and sworn before me Julie R Osterhof  
I certify that I know or have satisfactory evidence that Julie R Osterhof, the  
person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and  
acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date: March 24, 2016

Molly P Smith  
Notary Public in and for the State of Washington WW  
Residing at Burlington  
My appointment expires: 11-06-16

STATE OF: Washington }  
County Of: \_\_\_\_\_ } SS

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
signed this instrument, on oath stated that \_\_\_\_\_ is/are authorized to execute the instrument and acknowledged  
it as the \_\_\_\_\_ of \_\_\_\_\_ to be the free and  
voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: \_\_\_\_\_

Notary Public in and for the State of: Washington  
Residing at: \_\_\_\_\_  
My appointment Expires: \_\_\_\_\_

**MOLLY P. SMITH**  
STATE OF WASHINGTON  
NOTARY PUBLIC  
MY COMMISSION EXPIRES  
11-06-16