



201606080036

Skagit County Auditor

\$126.00

6/8/2016 Page

1 of

4

1:24PM

Document Title:

STATUTORY WARRANTY DEED

GUARDIAN NORTHWEST TITLE CO.

Reference Number:

111555

Grantor(s):☐ additional grantor names on page ____

1. BERNSTEIN, DAVID R.

2. BERNSTEIN, BROOKE

Grantee(s):☐ additional grantee names on page ____

1. BAUDER, WILLIAM J.

2.

Abbreviated legal description:☐ full legal on page(s) ____

LOT 17 SKAGIT HIGHLANDS DIV IV

Assessor Parcel / Tax ID Number:☐ additional tax parcel number(s) on page ____

P124929

I, MARLA HICKOK, am hereby requesting an emergency non-standard recording for an additional fee 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. Recording fee is \$42.00 for the first page, \$1.00 per page thereafter per document. In addition to the standard fee, an emergency recording fee of \$50.00 is assessed. This statement is to become part of the recorded document.

Signed

Marla Hickok

Dated

6-8-16

AFTER RECORDING MAIL TO:

William J. Bauder
4633 Nooksack Loop
Mount Vernon, WA 98273

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 2322
JUN 08 2016

Amount Paid \$ 4366.⁰⁰
Skagit Co. Treasurer
By *M. M. M.* Deputy

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only

STATUTORY WARRANTY DEED

File No: **4221-2649558 (AS)**

Date: **June 06, 2016**

Grantor(s): **David R. Bernstein and Brooke Bernstein**

Grantee(s): **William J. Bauder**

Abbreviated Legal: **Lot 17, "Skagit Highlands Division IV"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P124929**

THE GRANTOR(S) David R. Bernstein and Brooke Bernstein, husband and wife for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **William J. Bauder, a single man**, the following described real estate, situated in the County of **Skagit**, State of **Washington**.

LEGAL DESCRIPTION: Real property in the County of Skagit, State of Washington, described as follows:

Lot 17, "PLAT OF SKAGIT HIGHLANDS DIVISION IV," a Planned Unit Development, approved August 21, 2006 and recorded August 23, 2006 under Auditor's File No. 200608230062, records of Skagit County, Washington.

Situate in the City of Mount Vernon, County of Skagit, State of Washington.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

APN: P124929

Statutory Warranty Deed
- continued

File No.: 4221-2649558 (AS)



David R. Bernstein



Brooke Bernstein

STATE OF Washington)
COUNTY OF Skagit)-ss

I certify that I know or have satisfactory evidence that **David R. Bernstein and Brooke Bernstein**, is/are 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.

Dated: _____

Notary Public in and for the State of Washington
Residing at:
My appointment expires:

Please see attached
CA Looseleaf Acknowledgment
Marisa K. Phillips, Notary Public

California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Riverside

S.S.

On 07 June 2016 before me, Marisa K. Phillips, Notary Public

Name of Notary Public, Title

personally appeared

David R. Bernstein &

Name of Signer (1)

Brooke Bernstein

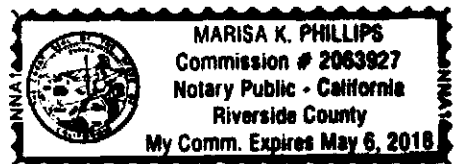
Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marisa K. Phillips
Signature of Notary Public



Seal

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-fact
☐ Corporate Officer(s)

Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____

Name(s) of Person(s) (Entity/ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer ☐ Signer(s) Thumbprints(s)

☐ _____