



201606170108

Skagit County Auditor \$74.00  
6/17/2016 Page 1 of 2 2:05PM

AFTER RECORDING MAIL TO:

Zachary Souza  
24766 Stonewood Drive  
Mount Vernon, WA 98274

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

Space above this line for Recorders use only

### STATUTORY WARRANTY DEED

File No: **4291-2650915 (GR)**

Date: **June 15, 2016**

Grantor(s): **Carole Bernhardt**

GUARDIAN NORTHWEST TITLE CO.

Grantee(s): **Zachary Souza**

Abbreviated Legal: **Section 6, Township 33 North, Range 5 East; Ptn. Gov't Lot 6, aka Tract 28, Survey under Auditor's File No. 809880**

Additional Legal on page:

111571-1

Assessor's Tax Parcel No(s): **P17927, 330506-0-005-0104**

**THE GRANTOR(S) Carole Bernhardt, as her separate estate** for and in consideration of **Ten Dollars and other Good and Valuable Consideration**, in hand paid, conveys, and warrants to **Zachary Souza, 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:

**The land referred to is situated in the State of Washington, County of Skagit, and is described as follows:**

**Tract 28 of that certain Survey filed November 12, 1974, in Book 1 of Surveys, page 113, under Auditor's File No. 809880, being a portion of Government Lot 6, Section 6, Township 33 North, Range 5 East, W.M..**

**TOGETHER WITH a non-exclusive easement for ingress, egress and utilities over and across that certain "60 foot road and utility easement" as shown on the face of the above referred to Survey.**

**SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX**

20162499  
JUN 17 2016

Amount Paid \$ 6769.<sup>00</sup>  
Skagit Co. Treasurer  
By HB Deputy

APN: P17927, 330506-0-005-0104

Statutory Warranty Deed  
- continued

File No.: 4291-2650915 (GR)

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.



Carole Bernhardt

STATE OF Washington )  
 )-ss  
COUNTY OF Skagit )

I certify that I know or have satisfactory evidence that **Carole Bernhardt**, 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: JUNE 16, 2016



Notary Public in and for the State of Washington  
Residing at: BELLINGHAM  
My appointment expires: AUGUST 1, 2019

