

AFTER RECORDING MAIL TO:

Anthony Leon, Jr.
756 Westpoint Court
Burlington, WA 98233

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX
2016 3041
JUL 19 2016



201607190150

Skagit County Auditor

\$74.00

7/19/2016 Page

1 of

2 3:21PM

Amount Paid \$ 3467.10
Skagit Co. Treasurer
By *M. M. Deputy*

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

Space above this line for Recorders use only

GUARDIAN NORTHWEST TITLE CO.

STATUTORY WARRANTY DEED

File No: 4202-2671224 (JP)

Date: July 12, 2016

Grantor(s): **Israel Avendano**

Grantee(s): **Anthony Leon, Jr.**

Abbreviated Legal: **Unit 28, "AMENDMENT TO WESTPOINT, A CONDOMINIUM"**

Additional Legal on page:

Assessor's Tax Parcel No(s): **P116736**

THE GRANTOR(S) Israel Avendano, a married man as his sole and separate property for and in consideration of Ten Dollars and other Good and Valuable Consideration, in hand paid, conveys, and warrants to **Anthony Leon, Jr., a single person**, 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:

Unit 28, "AMENDMENT TO WESTPOINT, A CONDOMINIUM", as recorded September 7, 2000 under Skagit County Auditor's File No. 200009070034, an Amendment to "WESTPOINT CONDOMINIUM", as recorded April 20, 2000 under Auditor's File No. 200004200062.

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.

Purchase Agreement Terms, Met Satisfied or Waived: All parties agree that the terms and conditions of the Purchase and Sales Agreement have been met or waived to everyone's satisfaction.

APN: P116736

Statutory Warranty Deed
- continued

File No.: 4202-2671224 (JP)

Israel Avendano
Israel Avendano

STATE OF Washington)
COUNTY OF Skagit)-ss
)

I certify that I know or have satisfactory evidence that **Israel Avendano**, 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: July 13, 2016 Lourea L. Garka

LOUREA L. GARKA
STATE OF WASHINGTON
NOTARY --- PUBLIC
My Commission Expires 10-27-2018

Notary Public in and for the State of Washington
Residing at: Arlington
My appointment expires: 10/27/2018