

AFTER RECORDING MAIL TO:  
Christopher Smith and Krystal Smith  
123 Shantel Street  
Mount Vernon, WA 98274



201608050080

Skagit County Auditor

8/5/2016 Page

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\$74.00

2 1:58PM

Filed for Record at Request of: **WFG National Title Company of Washington, LLC**  
Escrow Number: 16-56442

### Statutory Warranty Deed

Grantor(s): Calvin Rueb, a married man as his separate estate  
Grantee(s): Christopher Smith and Krystal Smith, husband and wife  
Abbreviated Legal: Lot 100, Cedar Heights PUD 1, Phase I  
Additional legal(s) on page:  
Assessor's Tax Parcel Number(s): 4917-000-100-0000

Land Title and Escrow

#155630-0

THE GRANTOR Calvin Rueb, a married man as his separate estate, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Christopher Smith and Krystal Smith, husband and wife, the following described real estate, situated in the County of Skagit, State of Washington:

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

GRANTOR ACKNOWLEDGES THAT TITLE TO THE PROPERTY IS MARKETABLE AT THE TIME OF THIS CONVEYANCE. THE FOLLOWING SHALL NOT CAUSE THE TITLE TO BE UNMARKETABLE: RIGHTS, RESERVATIONS, COVENANTS, CONDITIONS, AND RESTRICTIONS, PRESENTLY OF RECORD AND GENERAL TO THE AREA; EASEMENTS AND ENCROACHMENTS, NOT MATERIALLY AFFECTING THE VALUE OF OR UNDULY INTERFERING WITH GRANTEE'S REASONABLE USE OF THE PROPERTY; AND RESERVED OIL AND/OR MINING RIGHTS.

Dated: July 28, 2016

Calvin Rueb

Esther Rueb

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

20163398

AUG 5 2016

Amount Paid \$4508.40  
Skagit Co. Treasurer  
By: HB Deputy

STATE OF WASHINGTON

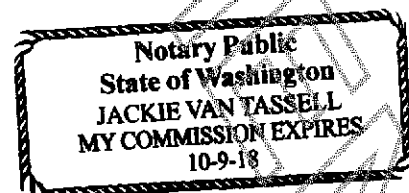
County of SKAGIT

SS.

I certify that I know or have satisfactory evidence that Calvin and Esther Rueb 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 the instrument.

Dated this 29 day of July, 2016

Notary Public in and for the State of WASHINGTON  
Residing at: Camano Island  
My appointment expires: 10-9-18



**EXHIBIT "A"**  
**LEGAL DESCRIPTION TO STATUTORY WARRANTY DEED**

Lot 100, "PLAT OF CEDAR HEIGHTS PUD 1/PHASE I," as per plat recorded on January 19, 2007,  
under Auditor's File No. 200701190116, records of Skagit County, Washington.  
Situate in the City of Mount Vernon, County of Skagit, State of Washington.