

When recorded return to:
Karamvir Ghuman and Manjinder Ghuman
34259 King Road
Abbotsford, BC V2S7N-2000

Recorded at the request of:
Guardian Northwest Title
File Number: 111116



201609230072

Skagit County Auditor

\$75.00

9/23/2016 Page

1 of

3 10:54AM

Statutory Warranty Deed

111116

GUARDIAN NORTHWEST TITLE CO

THE GRANTORS Ernesto E. Roque and Norma R. Roque, husband and wife and Terrence Benish, as Guardian for Ernesto E. Roque Estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Karamvir Ghuman and Manjinder Ghuman, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:

Section 4, Township 33 North, Range 4 East; Ptn. S ½ NW ¼

For Full Legal See Attached Exhibit "A"

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 as described in Exhibit "B" attached hereto.

Tax Parcel Number(s): P16294, 330404-2-004-0104, P16291, 330404-2-001-0008, P16292, 330404-2-002-0007, P16296, 330404-2-006-0003

Dated

9-22-16

Ernesto E. Roque:

Terrence Benish: Authorized Guardian appointed for Ernesto E. Roque

Norma R. Roque

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

2016 4305

SEP 23 2016

Amount Paid \$ 7392.00
Skagit Co. Treasurer
By *Mark* Deputy

STATE OF Washington

COUNTY OF Skagit

SS:

I certify that I know or have satisfactory evidence that Ernesto E. Roque and Norma R. Roque, the persons who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledge it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Date:

9-22-16


Printed Name: *Katie Hickok* Cheryl A. Froehlich

Notary Public in and for the State of

Washington

Residing at

Sedco Locally

My appointment expires: 1/07/2019

3/7/20

Corporation

State of Washington

County of Skagit

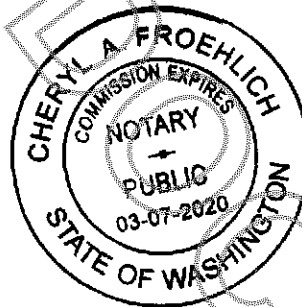
On this 22 Sept 2014 [date], before me personally came
Terry Benish [owner or operator] to me known, who, being by me
duly sworn, did depose and say that she/he resides at _____
[address], that she/he is Guardian [title] of
Estate of Ernesto Regue [corporation], the corporation described in and which
executed the above instrument; that she/he knows the seal of said corporation; that the
seal affixed to such instrument is such corporate seal; that it was so affixed by order of
the board of directors of said corporation; and that she/he signed her/his name thereto by
like order.

Notary Public residing at Sedro Blaine

Printed Name: Cheryl A Froehlich

My Commission Expires:

3/7/20



Order No:

EXHIBIT A

Parcel "A":

The Southwest 1/4 of the Northwest 1/4, EXCEPT the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4; also that part of the North 1/2 of the Southeast 1/4 of the Northwest 1/4, lying West of the road, all in Section 4, Township 33 North, Range 4 East, W.M., EXCEPT road, dike and drainage ditch right-of-ways, AND EXCEPT the following described parcel of land:

Commencing at the Northwest corner of said Section 4; thence East along the North line of said Section 4, 1856.07 feet; thence South 1353.39 feet to the point of beginning; thence North 88 degrees 52' West, 96.55 feet; thence South 1 degree 08' West 131.97 feet; thence South 88 degrees 52' East, 122 feet to the Westerly right-of-way line of a County road; thence Northerly along said County road to a point lying 32 feet South 88 degrees 52' East of the point of beginning; thence North 88 degrees 52' West, 32 feet to the point of beginning.

Parcel "B":

The East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4, and that portion of the South 1/2 of the Southeast 1/4 of the Northwest 1/4 lying Westerly of County road, in Section 4, Township 33 North, Range 4 East, W.M., EXCEPT drainage ditch rights-of-way.