

When recorded return to:

Jose Olivarez, Jr.
619 Campion Red
San Antonio, TX 78245



201611030020

Skagit County Auditor

\$77.00

11/3/2016 Page

1 of

5 11:30AM

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620028950

DOCUMENT TITLE(S)

Special Warranty Deed

CHICAGO TITLE
620028950

REFERENCE NUMBER(S) OF DOCUMENTS ASSIGNED OR RELEASED: _____

Additional reference numbers on page _____ of document

GRANTOR(S)

Geneva Salinas Olivarez

☐ Additional names on page _____ of document

GRANTEE(S)

Jose Olivarez, Jr.

☐ Additional names on page _____ of document

ABBREVIATED LEGAL DESCRIPTION

Lot(s): 41 Bakerview West

Complete legal description is on page 5 of document

TAX PARCEL NUMBER(S)

P113655/4719-000-041-0000

Additional Tax Accounts are on page _____ of document

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

Special Warranty Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: 11-2-16

Grantor: Geneva Salinas Olivarez

Grantor's Mailing Address:

10519 Talon
San Antonio, Texas 78254
Bexar County

20165017
SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Grantee: Jose Olivarez, Jr.

NOV 03 2016

Grantee's Mailing Address:

11926 Auburn Brook
San Antonio, Texas 78253
Bexar County

Amount Paid \$ 0
Skagit Co. Treasurer
By MT Deputy

Consideration:

The division of property in Cause No. 2012-CI-19968, styled "In the Matter of the Marriage of Jose Olivarez, Jr. and Geneva Salinas Olivarez and In the Interest of Anthony Joel Olivarez, A Child," entered in the 131st Judicial District Court of Bexar County, Texas, and ten dollars and other valuable consideration paid by Grantee, and Grantee's assumption of the unpaid principal and earned interest, if any, on the note in the original principal sum of \$144,230.00, executed by Jose Olivarez, Jr. and Geneva Salinas Olivarez, and payable to Lynnwood Mortgage Corporation, a Washington corporation, secured by deed of trust dated April 24, 2000, and recorded on April 28, 2000 under File No. 200004280134, Deed of Trust records of Skagit County, Washington, and Grantee's assumption of the unpaid principal and earned interest, if any, on the note in the original principal sum of \$141,846.00, executed by Jose Olivarez, Jr. and Geneva Salinas Olivarez, and payable to Mortgage Electronic Registration Systems, Inc./ComUnity Lending, Incorporated, a California Corporation, secured by deed of trust dated April 21, 2005, and recorded on April 27, 2005 under File No. 200504270074, Deed of Trust records of Skagit County, Washington, and Grantee's assumption of

the unpaid principal and earned interest, if any, on the note in the original principal sum of \$35,000.00, executed by Jose Olivarez, Jr. and Geneva Salinas Olivarez, and payable to Land Title Company, secured by deed of trust dated May 17, 2007, and recorded on May 21, 2007 under File No. 200705210155, Deed of Trust records of Skagit County, Washington

Grantee agrees to indemnify and hold Grantor harmless from payment of the above-described notes and from performance of Grantor's obligations specified in the instruments securing payment of the notes. Grantor assigns to Grantee the casualty insurance policy on the property, all utility deposits for utility service at the property, and all funds held in escrow for payment of taxes and insurance premiums.

Property (including any improvements):

(TITLE ELIMINATION) INC M/H 2000 SKYLINE/ GREENBRIER 66X28 S/N 9U910668M BAKERVIEW WEST LOT 41; and more commonly known as 2911 Schuller Place, Mount Vernon, Washington 98273.

Reservations from Conveyance and Exceptions to Conveyance and Warranty:

Grantor reserves no interest in any oil, gas, and other minerals in and under and that may be produced from the property.

This deed is subject to all easements, restrictions, conditions, covenants, and other instruments of record.

Grantor, for the consideration and subject to the reservations from conveyance and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee all of Grantor's interest in the property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof when the claim is by, through, or under Grantor but not otherwise, except as to the reservations from conveyance and

exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

Grantee assumes all ad valorem taxes due on the property for the current year.

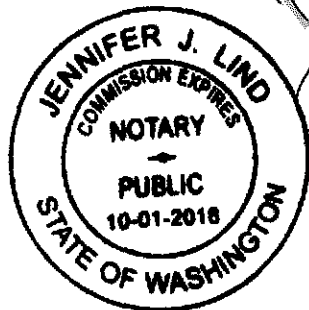
Geneva Salinas Olivarez
Geneva Salinas Olivarez

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

STATE OF Washington
COUNTY OF Skaet

§
§
§

This instrument was acknowledged before me on 11.2.16 by Geneva Salinas Olivarez.



[Signature]
Notary Public, State of WA

LEGAL DESCRIPTION

Order No.: 620028950

For APN/Parcel ID(s): P113655/4719-000-041-0000

Lot 41, "Plat of Bakerview West," as per plat recorded in Volume 17 of Plats, Pages 13 through 16, inclusive, records of Skagit County, Washington.

Situate in Skagit County, Washington