



201611230078

Skagit County Auditor \$73.00
11/23/2016 Page 1 of 1 2:11PM

When recorded return to:
Ruben Alfredo Garcia Torres and Nancy Ramirez
816 S. Anacortes Street
Burlington, WA 98233

Recorded at the request of:
Guardian Northwest Title
File Number: 112761

Statutory Warranty Deed

112761
GUARDIAN NORTHWEST TITLE CO.

THE GRANTOR Larke H. Clinger, as her separate estate for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION in hand paid, conveys and warrants to Ruben Alfredo Garcia Torres and Nancy Ramirez, a married couple the following described real estate, situated in the County of Skagit, State of Washington

Abbreviated Legal:
Ptn Tr. 63, Burlington Acreage

Tax Parcel Number(s): P62727, 3867-000-063-1016

A portion of Tract 63, "PLAT OF THE BURLINGTON ACREAGE PROPERTY", according to the plat thereof recorded in Volume 1 of Plats, page 49, records of Skagit County, Washington, more particularly described as follows:

Commencing at the Southwest corner of said Tract 63; thence North 00 degrees 24' West along the West line of said Tract 63, a distance of 135.00 feet to the true point of beginning; thence South 89 degrees 40' 43" East parallel with the south line of said Tract 63, a distance of 253.14 feet to the West line of the East 378 feet of the West 1/2 of said Tract 63; thence North 00 degrees 18' 35" West along the West line of the East 378 feet of the West 1/2 of said Tract 63, a distance of 100.00 feet; thence North 89 degrees 40' 43" West, a distance of 253.31 feet to the West line of said Tract 63; thence South 00 degrees 24' East along the West line of said Tract 63, a distance of 100.00 feet to the true point of beginning.

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.

Dated 11-23-16

Larke Heather Clinger

SKAGIT COUNTY WASHINGTON
REAL ESTATE ENCISE TAX
20165324
NOV 23 2016

Amount Paid \$ 4116.80
Skagit Co. Treasurer:
By Mam Deputy

STATE OF Washington }
COUNTY OF Skagit } SS:

I certify that I know or have satisfactory evidence that Larke Heather Clinger, 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: 11-23-16

Printed Name: Katie Hickok Cheryl A. Froehlich
Notary Public in and for the State of Washington
Residing at Sequoia Woods
My appointment expires: 1/07/2019 3/7/20

